



REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

ST PATRICK'S COLLEGE, STRATHFIELD

NOVEMBER 2019
PREPARED FOR ST PATRICK'S COLLEGE, STRATHFIELD



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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this report has been prepared to request Secretary's Environmental Assessment Requirement (**SEARs**) to guide the preparation of a State Significant Development Application (**SSDA**) for the proposed development at St Patrick's College, Strathfield at 1 and 2 Edgar Street, Strathfield (**the site**).

This report is prepared by Urbis on behalf St Patrick's College, Strathfield (**SPC – the Proponent**) and has been informed by the architectural concept plans prepared by BVN Architects.

The proposed State Significant Development (**SSD**) comprises a new Science and Learning Building (STEMM) located at the centre of the campus, and adjacent to the pedestrianised publicly accessible Edgar Street.

The works proposed as part of this SSDA application are:

- Demolition of five existing tennis courts;
- Construction of a new four-storey STEMM building including an associated basement car park accommodating an additional 55 parking spaces, 2 x rooftop tennis courts, 2 x outdoor tennis courts; and
- New landscaped civic space associated with the College, to the east of the new building.

As part of this SSDA, SPC is also seeking to provide a traffic management plan to support an increase to the current student population allowing strategic planning certainty for the College and responding to the demands in providing quality Catholic education in the Region.

A more detailed description of the proposed work is provided in **Section 3** of this report and identified on the architectural concept plans within **Appendix B** of this report that will be further refined as part of lodging the SSD application.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (**SRD SEPP**), being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (**EIS**) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

This request for SEARs report should be read in conjunction with the following supporting documentation:

- QS Report prepared by Muller Partnership attached at **Appendix A**;
- Architectural Concept Plans prepared by BVN Architects at **Appendix B**;

2. SITE AND SURROUNDING CONTEXT

2.1. ST PATRICK'S COLLEGE CAMPUS

The College Campus is located in the Strathfield local government area (LGA), which is located approximately 15km west of the Sydney CBD.

St Patrick's College sits within an education precinct consisting of the College building and its grounds, the Australian Catholic University (ACU) Campus, and Marie Bashir Public School.

The campus is physically separated by Edgar Street (but which is owned by SPC) and is surrounding on three sides by predominantly low-density housing. The subject site is generally bound by Australian Catholic University (ACU) Campus to the south, Fraser Street to the west, Shortland Avenue to the North and Frances Street to the east.

The location of the site and its relationship with surrounding development is illustrated in **Figure 1**.

Figure 1 – Aerial Photograph of the Site



Source: Urbis

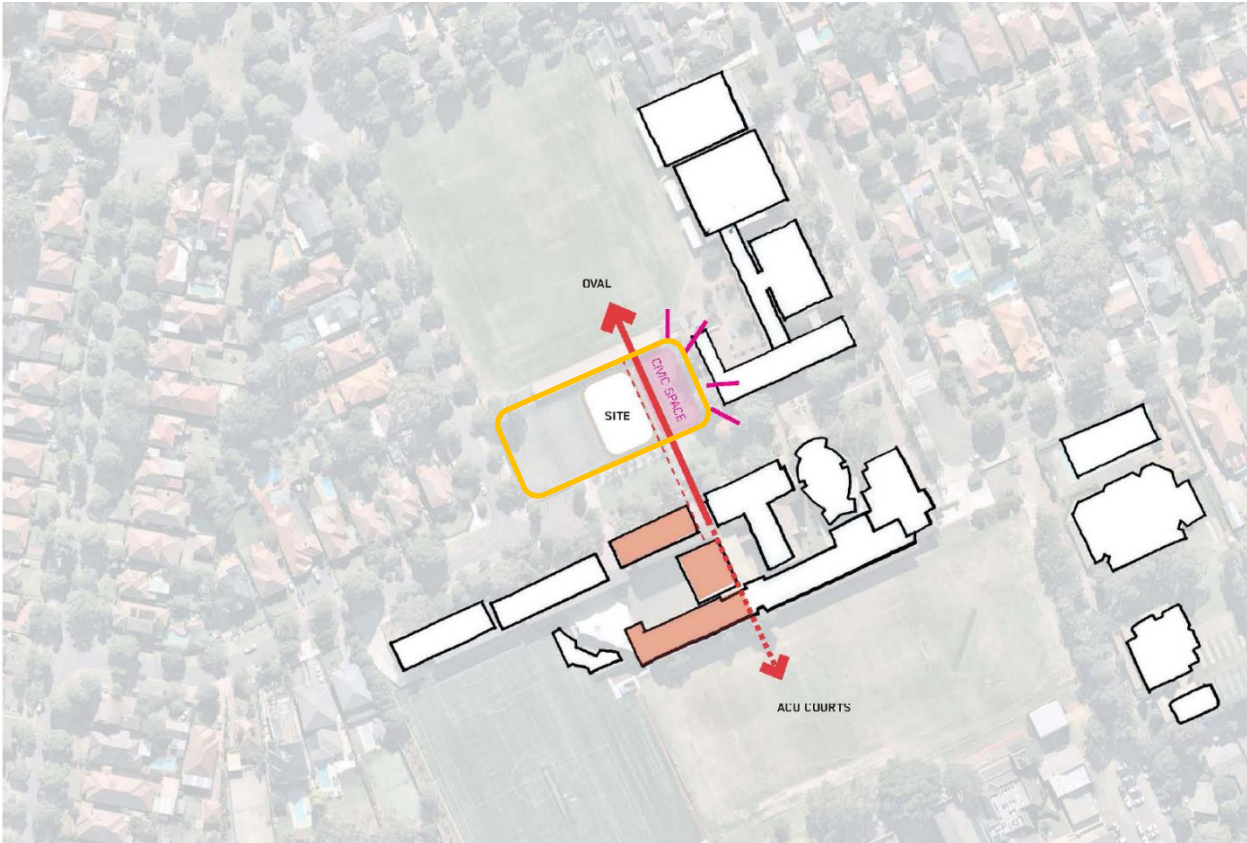
2.2. THE SITE

The site, the subject of this SSDA, is the St Patricks College Campus, generally known as 1 and 2 Edgar Street, Strathfield and legally described as:

- Lot 20 DP 1203221;
- Lot 10 DP 1061230; and
- Lot 12 DP 1095571.

However, the area upon which the proposed works will be specifically located is within the geographic centre of the Campus on Lot 20 DP 1203221. Refer to **Figure 2** which depicts the site outlined in yellow.

Figure 2 – Site Location



Source: BVN Architects

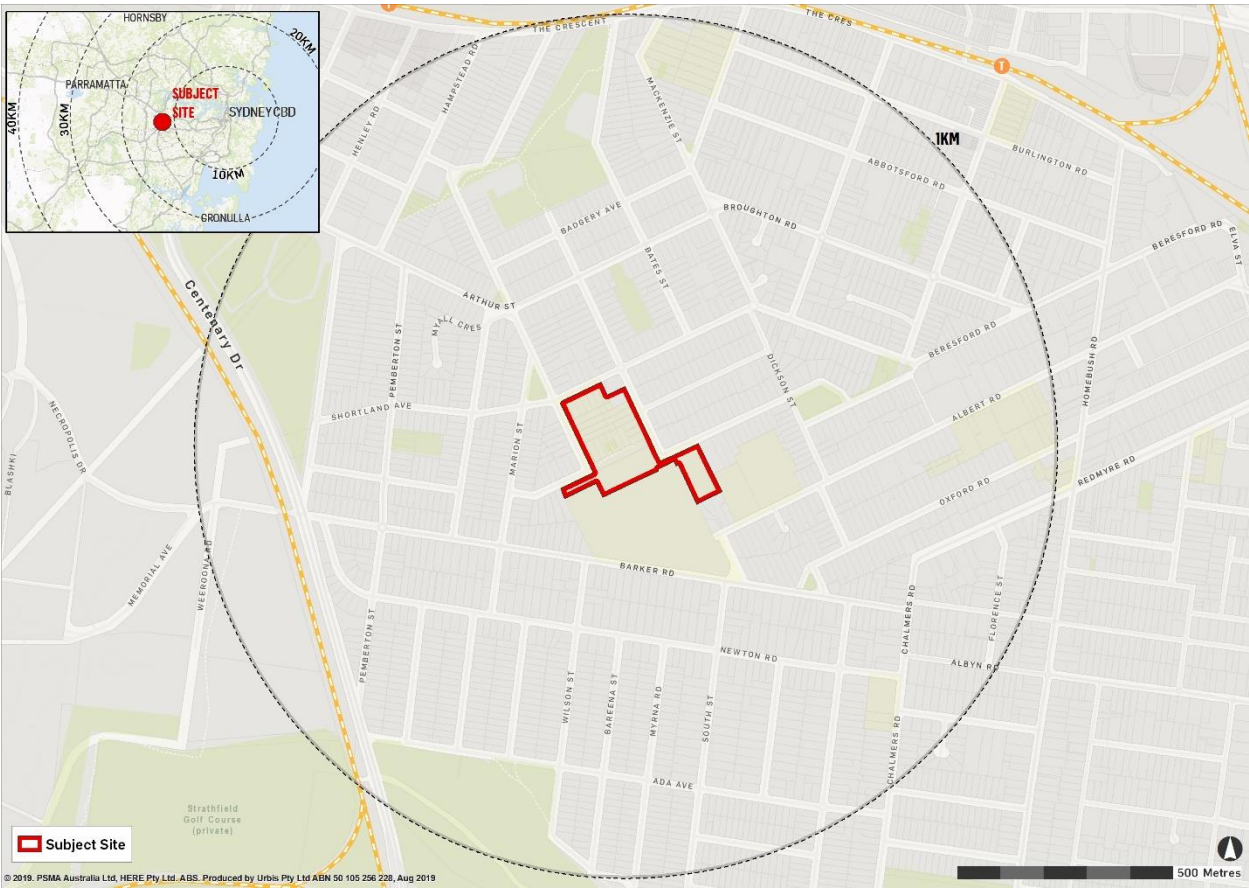
2.3. SURROUNDING DEVELOPMENT

The Site is currently surrounding by multiple low-density residential dwellings, school and University campuses and public open spaces. Specifically, the site is surrounded by the following:

Table 1 – Surrounding Context

Direction	Surrounding Context
North	Immediately north of the site is Shortland Avenue which includes a number of low-density residential frontages.
South	The site directly adjoins the ACU Campus to the south, including its buildings and grounds. Barker Road to the south accommodates a number of key bus routes.
East	The site is bound by Francis Street to the east with a frontage to the main entrance of the College and houses on the eastern side of the street. The Marie Bashir Primary school and OSH Care Centre also adjoin the College to the south-east.
West	The site is bound by Fraser Street to the west, containing a number of low-density residential houses.

Figure 3 - Location Plan



Source: Urbis

3. PROPOSED DEVELOPMENT

3.1. STEMM BUILDING

The proposed STEMM Building at the centre of the College campus involves the following:

- Demolition of the existing tennis courts located at the centre of the campus;
- Construction of a new four storey science & learning building consisting of:
 - Food tech classrooms;
 - Canteen and café;
 - College dining area, including outdoor dining area;
 - Science learning spaces, including labs;
 - Flexible community and learning spaces;
 - Flexible general learning areas;
 - Two (2) x rooftop tennis courts; and
 - Re-instatement of two (2) x Ground level tennis courts.
- Associated basement car park (with an additional 55 spaces), accessed via Fraser Street; and
- New civic space associated with the College, located to the east of the new building.
- Minor alterations to the adjoining forecourt and internal space within the adjoining Coghlan building to the east in order to provide an appropriate interface and connection with this newly created space and STEMM building.

Figure 4 – Artist Impression of New STEMM Building



Source: BVN Architects

It is noted that the construction of the new STEMM building will allow the decanting of various existing spaces within the College Campus. The progressive accommodation of the increase in student numbers (discussed further in Section 3.2 below) will be accommodated within this decanted space as well as

other existing underutilised buildings across the Campus. Those detailed works, as they are required, will be the subject of the relevant approvals' processes.

3.2. STUDENT POPULATION INCREASE AND ASSOCIATED TRAFFIC MANAGEMENT

As part of this SSDA, SPC is also seeking to provide a traffic management plan to support an increase to the current student population allowing strategic planning certainty for the College and responding to the demands in providing quality Catholic education in the region.

SPC is seeking to progressively increase the student population of the College to a maximum of 1,790 over the next 10 years. This is based on a 10-year forecast for the College, which seeks to add an extra stream (30 students) per year until there are 7 streams in each year group. The 1,790 figure also incorporates a buffer allowing for future variances to this forecast.

The College has an existing student cap of 1436 students that was imposed by Strathfield Council as part of a condition of development consent relating to the Technology and Applied Sciences Building (DA 2013/085). This cap was imposed by Council based on the projected numbers of students supplied by SPC as part of the proposed development- it was not imposed on the basis of any traffic analysis or constraints. The SSDA will seek to provide a renewed student cap for the College to accommodate its 10-year growth plan.

As they have done in the past, SPC wish to implement further works, strategies and/or operational protocols to support this increase in student population and have commissioned detailed traffic analysis to examine appropriate parking, traffic, student pick-up/drop-off, and pedestrian control measures that address any impacts caused by the College on the local network.

4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;*
- *State Environmental Planning Policy No.55 – Remediation of Land;*
- *Strathfield Local Environmental Plan 2012; and*
- *Strathfield Development Control Plan 2012.*

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)* identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under provision 15(2), Schedule 1 the SRD SEPP states:

“Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school” is considered state significant development (SSD).

The proposal is defined as an ‘educational establishment’ and has a project value in excess of \$20 million. Accordingly, an SSD application is to be prepared and lodged with the Department of Planning, Industry & Environment (DPIE).

4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The NSW Department of Planning and Environment (DPE) released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)* in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and child care facilities.

Clause 42 is applicable to the proposal as it considered SSD. This means that development consent may be granted for a proposed development despite if it contravenes a development standard imposed by an environmental planning instrument (EPI).

Clause 57 stipulates that development for the purposes of an ‘educational establishment’ that will result in the educational establishment being able to accommodate 50 or more additional students and with direct access to any road must be referred to the Roads and Maritime Services (RMS). Accordingly, RMS will be consulted during the preparation of the EIS and a traffic and parking impact assessment will be prepared that will consider the potential traffic safety, traffic impacts and parking implications of the proposal.

Schedule 4 of the Education SEPP outlines the design quality principles that are proposed for consideration. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The proposal includes new built form and landscaping elements. The new built form will consider the relationship between the proposed and existing buildings, the nearby educational facilities, adjacent civic space and surrounding context. A Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community by ensuring that teaching facilities are meeting contemporary educational needs, and surrounding residential communities are adequately serviced by infrastructure. The proposal will be developed with consideration for the Government Architect of New South Wales (GANSW) Environmental Design in Schools.

- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 – health and safety:** Crime Prevention Through Environmental Design (**CPTED**) measures will be incorporated into the design and management of the site to ensure a high level of safety and security for students and staff. A range of communal areas and sports facilities will be available for students to encourage passive recreation. The relevant CPTED principles will be addressed within the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves the construction of a new STEMM building which will be designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics:** The proposal will have high quality external finishes, which will be aesthetically pleasing. The proposal is an appropriate scale and form for the residential context.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

4.3. STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development.


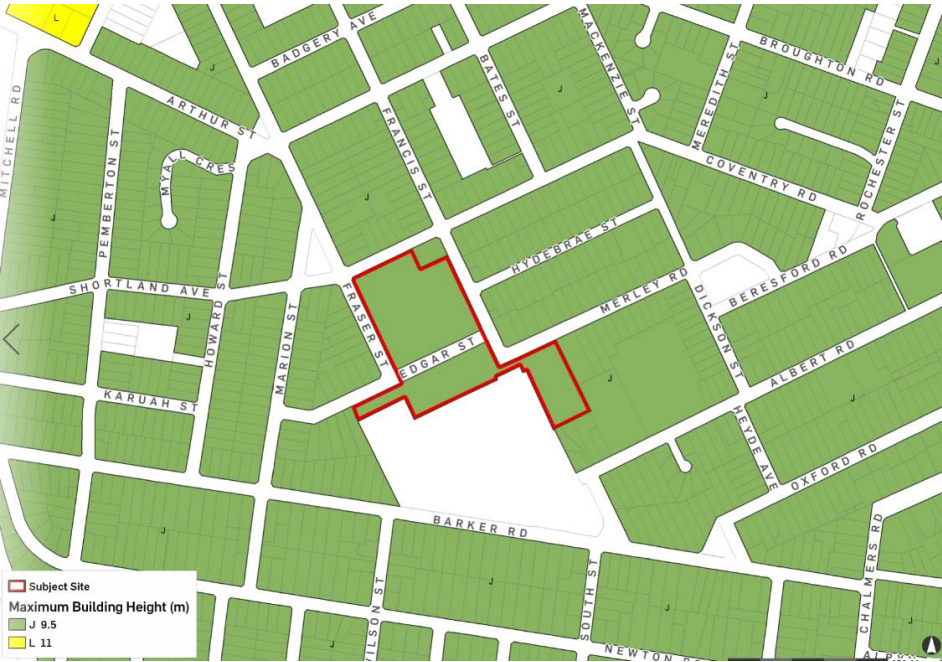
The Environmental Impact Statement (**EIS**) will be supported by a Phase 1 Preliminary Assessment of the site and subsequent additional studies if recommended or required by the Phase 1 Preliminary Assessment.


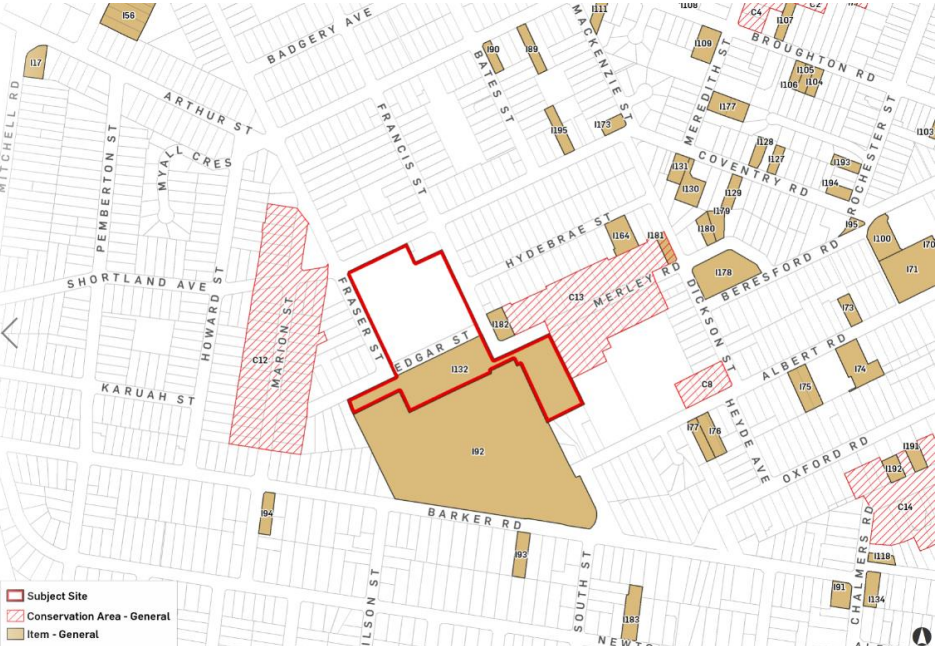
4.4. STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012

The *Strathfield Local Environmental Plan 2012 (SLEP 2012)* is the primary environmental planning instrument that applies to the site. The development standards within the SLEP 2012 will be reviewed when evaluating the proposal. However, under Clause 42 of the Education SEPP, if the proposal contravenes a development standard it will not preclude development consent. The relevant provisions, that will be reviewed are extracted and presented in **Table 2**.

Table 2 – Relevant SLEP 2012 Provisions

Provision	Comment
Clause 2.2 Zoning	The site is zoned R2 – Low Density Residential (see Figure 5). The proposed development is classified as an 'educational establishment'. This is permissible with consent in the zone. Figure 5 – SLEP 2012 Zoning Map

Provision	Comment
	
<p>Clause 4.3 Height of Building</p>	<p>The site is subject to a maximum building height of 9.5. As illustrated in the Concept Plans the proposal will be 4 storeys high and will exceed the maximum building height.</p> <p>Pursuant to clause 42 of the ESEPP, the development consent may be granted for development for a school that is State Significant Development even though the development would contravene a development standard imposed by this LEP. The EIS will undertake a merit assessment of the proposed building having regard to its context and setting, bulk and scale, impact upon views, and upon the amenity of the nearby residential neighbourhood.</p> <p>Figure 6 – SLEP 2012 Height of Building Map</p> 

Provision	Comment
Clause 4.4 Floor Space Ratio	<p>There is no FSR Control that applies to the site, See Figure 7.</p> <p>Figure 7 – SLEP 2012 FSR Map</p> 
Clause 5.10 Heritage Conservation	<p>There are a number of locally listed heritage items on the site, and immediately surrounding it (refer to Figure 8), including: Item I132: <i>St Patrick's College – Brother Hickey Building</i>. I92: <i>Australian Catholic University, Strathfield Campus (includes former "Mount Royal")</i> – various buildings and landscape and I182: <i>Sirona -Federation Queen Anne style house</i>. A Heritage Impact Statement (HIS) will be undertaken and incorporated within the EIS.</p> <p>Figure 8 - SLEP 2012 Heritage Conservation Map</p> 

4.5. STRATHFIELD DEVELOPMENT CONTROL PLAN 2012

The Strathfield Development Control Plan 2012 (**SDCP 2012**) provides guidelines to guide the design and assessment of development applications for land covered by the SLEP. The DCP contains specific controls for education establishments in Part M of the DCP.

However, in accordance with Clause 11 of SRD SEPP, the requirements of DCPs do not apply to this proposal, which qualify as SSD. As a consequence, a detailed assessment is not required to be undertaken against SDCP 2012. In any case, a merit assessment against the relevant issues and impacts envisaged under the SDCP 2012 will be included in the EIS.

4.6. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies that apply to the proposal include:

- NSW State Priorities;
- A Metropolis of Three Cities – The Greater Sydney Regional Plan;
- Eastern City District Plan;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013; and
- Sydney's Walking Future 2013.
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health;
- Better Placed – An integrated design policy for the built environment of NSW 2017; and
- Strathfield Development Control Plan 2012.
- Strathfield 2040 Draft Local Strategic Planning Statement

The EIS will assess the proposal against these relevant strategic planning policies.

5. LIKELY PLANNING IMPACTS

5.1. BUILT FORM AND URBAN DESIGN

The built form and design of the proposed development has been reviewed within the broader Campus context and with consideration of the surrounding natural and built environment. The EIS will identify and explain the design principles of the proposed development and how it addresses the surrounding locality, including mitigation of potential impacts. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

5.2. HERITAGE

The SLEP 2012 lists one of the lots associated with the College as a local heritage item. Lot 12 of Deposited Plan 1095571 is listed as local heritage item I132: *St Patrick's College – Brother Hickey Building*. However, given that the proposed building will not be located on this lot the proposal will not have a direct detrimental effect on this nearby heritage item. A Heritage Impact Statement will be provided with the EIS. A Heritage Impact Statement (HIS) will be undertaken and incorporated within the EIS.

5.3. ENVIRONMENTAL AMENITY

The proposed scale and siting of the development will minimise impacts on nearby neighbouring properties, it being noted that while being centrally located to the Campus, the Campus is predominantly surrounded by low density housing. Accordingly, the EIS will address the following impacts:

- Solar access and overshadowing;
- Acoustic Impacts;
- Visual Impacts of new College Building; and
- Visual privacy and view loss for adjoining properties.

Shadow diagrams, perspectives and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on future neighbouring properties and public domain areas.

5.4. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.5. TREES

The proposed development area includes several established trees along the eastern edge of the proposed building and at the north western corner. Replacement trees and landscaping will be provided as part of the proposal. An Arborist Report and Landscape Plan will be prepared as part of the EIS documentation which will confirm the exact trees to be removed, their value, as well as replacement planting.

5.6. CONTAMINATION AND GEOTECHNICAL

As discussed earlier in relation to SEPP 55, geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

5.7. TRANSPORT AND ACCESSIBILITY

A detailed Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts, student pick-up/drop-off zones, the design of proposed vehicular access point, and associated pedestrian safety across the Campus and its interface with the surrounding street system.

Historically, SPC has introduced a number of transport, traffic and parking initiatives to manage impacts on the external street system. As part of the preparation of the EIS, these initiatives, as well as further works, strategies and/or operational protocols, will be assessed and documented in order to address the current and future needs of the College as part of its 10-year growth plan, and any impacts on the local network caused by the College. The report will also outline a Sustainable Travel Plan for the proposed development. This will aim to encourage staff, students and parents to access the site by walking, cycling, carshare or public transport.

5.8. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the proposed construction and operation activities associated with the proposal, together with recommendations to mitigate these impacts.

5.9. STORMWATER MANAGEMENT

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS. These plans will detail the comprehensive management processes to be adopted for the site.

5.10. BUILDING CODE OF AUSTRALIA AND ACCESS

As the relevant legislation requires, the proposed works will be designed in accordance with the requirements of the Building Code of Australia. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.11. WASTE

A Construction and Demolition Waste Management Plan and an Operational Waste Management Plan will be prepared and accompany the EIS. The plans will detail proposed waste practices. Where possible, all demolition, construction and operational waste will be reused or recycled.

5.12. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes during the construction program.

5.13. CIVIL ENGINEERING

Civil engineering matters will be addressed within the relevant Civil Engineering Plans to be attached as part of the EIS.

5.14. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- Significant new direct and indirect jobs will be created during both construction and operational phases;

- The proposal will assist in catering for future population growth and will positively respond to the demand of providing quality Catholic education to the Region;
- The new building will increase the teaching amenity space available within the College and promote increased social interaction among students and teachers;
- The new car parking facilities will reduce pressure on surrounding local streets.

5.15. SAFETY AND SECURITY

The EIS will outline how specific CPTED principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the College to deter crime, manage space and create a safe environment for students, staff and visitors.

5.16. CONTRIBUTIONS

The EIS will address the specific circumstances of the proposal in accordance with the relevant Contributions Plan.

5.17. CONSULTATION

Consultation will be undertaken in preparing the EIS. It is anticipated that the following public authorities will have an interest in the proposal and will be consulted with:

- Department of Planning, Industry and Environment (DPIE);
- NSW Government Architect (GANSW);
- Strathfield Council;
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW);

The Proponent has already commenced early consultation with Strathfield Council and also the GANSW. The GANSW has confirmed that while consultation may be required with the GANSW as part of the further development to the design, it is not required to be reviewed by the State Design Review Panel.

6. CONCLUSION

This report provides support to the Request for SEARs for the proposed development at St Patrick's College.

The proposal reinforces St Patrick's commitment to providing modern and engaging facilities required for a contemporary teaching and learning environment. The proposal will also provide certainty in the longer-term strategic growth of the College and enable St Patrick's to continue to deliver quality Catholic education to the Strathfield community and broader Region.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of SRD SEPP, being '*development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school*'.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

This report is dated 15 November 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of St Patrick's College, Strathfield (**Instructing Party**) for the purpose of SEARs Request (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A QUANTITY SURVEYOR REPORT

COST PLAN No 1

		Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				\$1,114,332.00
2	\$/m2 - GFA	6,762	m2	\$165.00	\$0.00
3	BASEMENT CAR PARK				\$4,319,347.00
4	\$/m2 - GFA	2,978	m2	\$1,451.00	\$0.00
5	BUILDING				\$13,667,448.00
6	\$/m2 - GFA	3,784	m2	\$3,612.00	\$0.00
7	EXTERNAL WORKS & SERVICES				\$1,396,328.00
8	\$/m2 - GFA	6,762	m2	\$207.00	\$0.00
9	CONSTRUCTION CONTINGENCY				\$2,049,746.00
10	ESCALATION				
11	PROFESSIONAL FEES				\$2,459,695.00
12	AUTHORITY FEES AND CONTRIBUTIONS				\$512,437.00
13	IDENTIFIED RISK ITEMS				\$3,053,008.00
Subtotal					\$28,572,341.00
Adjustment					\$0.00
Total					\$28,572,341.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				\$1,114,332.00
1.1	DEMOLITION & ALTERATIONS				\$289,415.00
1.1.1	Protect and cap existing services	1	Item	\$5,000.00	\$5,000.00
1.1.2	Remove existing stairs and ramp to coghlan building	126	m2	\$155.00	\$19,530.00
1.1.3	Removal of existing tennis and basketball court surfaces	2,675	m2	\$65.00	\$173,875.00
1.1.4	Existing tennis court perimeter wall [1.5m high]	205	m2	\$40.00	\$8,200.00
1.1.5	Existing tennis court fence	230	m	\$10.00	\$2,300.00
1.1.6	Existing gate to above	2	No	\$50.00	\$100.00
1.1.7	Existing tiered seating (bleachers)	292	m2	\$75.00	\$21,900.00
1.1.8	Existing tiered seating awning/roof (bleachers)	380	m2	\$25.00	\$9,500.00
1.1.9	Existing retaining walls [Assumed 2.5m high]	295	m2	\$40.00	\$11,800.00
1.1.10	Existing Lighting to tennis and basketball courts [4 No.]	4	No	\$300.00	\$1,200.00
1.1.11	Existing Basketball posts	6	No	\$225.00	\$1,350.00
1.1.12	Remove existing trees	17	No	\$1,000.00	\$17,000.00
1.1.13	Existing planter boxes	162	m2	\$40.00	\$6,480.00
1.1.14	Existing pathway	172	m2	\$65.00	\$11,180.00
1.1.15	Entry pathway to Fraser Street	1	Item		EXCL
1.1.16	Planter box on Fraser Street	1	Item		EXCL
1.2	SITE PREPARATION				\$631,520.00
1.2.1	Bulk Excavation in other than rock to 2.0m deep VENM	6,221	m3	\$80.00	\$497,680.00
1.2.2	Bulk Excavation in low strength shale to balance of excavataion VENM	1,556	m3	\$80.00	\$124,480.00
1.2.3	Temporary support to excavation in other than rock to 2.0m deep	312	m2	\$30.00	\$9,360.00
1.2.4	Temporary support for shale bedrock excavation	1	Item		EXCL
1.2.5	Extra over for lift pit	1	Item		INCL
1.2.6	Service Diversions	1	Item		EXCL
1.3	PRELIMINARIES & MARGIN				\$193,397.00
1.3.1	Preliminaries & Margin (21%)	1	Item	\$193,397.00	\$193,397.00
2	\$/m2 - GFA	6,762	m2	\$165.00	\$0.00
3	BASEMENT CAR PARK				\$4,319,347.00
3.1	DEMOLITION & ALTERATIONS				
3.1.1	Demolition & alterations - See Demolition & Site Preparation above	1	Item		INCL
3.2	SITE PREPARATION				
3.2.1	Site Preparation - See Demolition & Site Preparation above	1	Item		INCL

COST PLAN No 1

		Quantity	Unit	Rate	Total
3.3	SUBSTRUCTURE				\$537,800.00
3.3.1	Concrete Slab on Ground				\$357,600.00
3.3.1.1	Concrete slab on ground including formwork and reinforcement complete	2,980	m2	\$120.00	\$357,600.00
3.3.2	Footings				\$155,200.00
3.3.2.1	Piling	1	Item		EXCL
3.3.2.2	Shoring	1	Item		EXCL
3.3.2.3	Foundations	3,104	m2	\$50.00	\$155,200.00
3.3.3	Lift pit	1	item	\$25,000.00	\$25,000.00
3.4	STAIRCASES				\$10,500.00
3.4.1	Staircase	3	m	\$3,500.00	\$10,500.00
3.5	UPPER FLOORS				
3.5.1	Upper Floors	1	Item		EXCL
3.6	COLUMNS				\$155,400.00
3.6.1	Concrete columns	3,108	m2	\$50.00	\$155,400.00
3.7	ROOF				\$938,164.00
3.7.1	225mm suspended PT concrete slab on transfer beams (Slab outside of GFA)	1,716	m2	\$320.00	\$549,120.00
3.7.2	900mm deep x 1200mm wide transfer beams	472	m	\$697.00	\$328,984.00
3.7.3	Waterproofing	1,716	m2	\$35.00	\$60,060.00
3.8	EXTERNAL WALLS				\$275,280.00
3.8.1	Core filled block retaining wall reinforced with membrane or	744	m2	\$370.00	\$275,280.00
3.9	WINDOWS & EXTERNAL DOORS				\$27,200.00
3.9.1	Automatic carpark entrance gate	1	No	\$7,000.00	\$7,000.00
3.9.2	Double leaf door (Fire Door)	4	pr	\$4,100.00	\$16,400.00
3.9.3	Single leaf door	4	No	\$950.00	\$3,800.00
3.10	INTERNAL WALLS				\$156,905.00
3.10.1	Internal walls to staircase	271	m2	\$455.00	\$123,305.00
3.10.2	Internal partition wall	210	m2	\$160.00	\$33,600.00
3.11	INTERNAL SCREENS & BORROWED LIGHTS				
3.11.1	Internal Screens & Borrowed Lights	1	Item		EXCL
3.12	INTERNAL DOORS				\$12,950.00
3.12.1	Single leaf door	5	No	\$950.00	\$4,750.00

COST PLAN No 1

1		Quantity	Unit	Rate	Total
3.12.2	Double leaf door	2	No	\$4,100.00	\$8,200.00
3.13	WALL FINISHES				\$40,224.00
3.13.1	Painting	302	m2	\$12.00	\$3,624.00
3.13.2	Wall tiles	305	m2	\$120.00	\$36,600.00
3.14	FLOOR FINISHES				\$79,167.00
3.14.1	Sealer to basement carpark	2,687	m2	\$10.00	\$26,870.00
3.14.2	Tiles	263	m2	\$120.00	\$31,560.00
3.14.3	Tiled skirting	149	m	\$100.00	\$14,900.00
3.14.4	Linemarking to carpark	927	m	\$6.00	\$5,562.00
3.14.5	Direction symbol	11	No	\$25.00	\$275.00
3.15	CEILING FINISHES				\$51,735.00
3.15.1	Insulation to carpark roof slab under building above	703	m2	\$35.00	\$24,605.00
3.15.2	Suspended plasterboard ceiling	263	m2	\$100.00	\$26,300.00
3.15.3	Extra over for water resistant board	166	m2	\$5.00	\$830.00
3.15.4	Painting to carpark soffit	2,687	m2		EXCL
3.16	FURNITURE, FITTINGS & EQUIPMENT				\$64,770.00
3.16.1	Amenities	22	m2	\$250.00	\$5,500.00
3.16.2	Comms Room	6	m2	\$310.00	\$1,860.00
3.16.3	Plant Room	6	m2	\$310.00	\$1,860.00
3.16.4	Referee Change	7	m2	\$250.00	\$1,750.00
3.16.5	Team Changing Facilities	132	m2	\$250.00	\$33,000.00
3.16.6	Wellness Room	104	m2	\$200.00	\$20,800.00
3.17	HYDRAULIC SERVICES				\$305,900.00
3.17.1	Hydraulic Services	3,126	m2	\$50.00	\$156,300.00
3.17.2	Toilet suites	9	No	\$3,800.00	\$34,200.00
3.17.3	Accessible toilet suites	1	No	\$4,300.00	\$4,300.00
3.17.4	Shower	13	No	\$5,000.00	\$65,000.00
3.17.5	Hand wash basins	8	No	\$3,400.00	\$27,200.00
3.17.6	Isolated floor waste	18	No	\$1,050.00	\$18,900.00
3.18	MECHANICAL SERVICES				\$352,920.00
3.18.1	Wall louvre - non adjustable (Colorbond steel)	74	m2	\$460.00	\$34,040.00
3.18.2	Mechanical ventilation to car park	2,544	m2	\$90.00	\$228,960.00
3.18.3	Airconditioned space	254	m2	\$240.00	\$60,960.00
3.18.4	Non-conditioned space	46	m2		EXCL
3.18.5	WC Exhaust to external wall	33	m2	\$120.00	\$3,960.00

COST PLAN No 1

1	Quantity	Unit	Rate	Total	
3.18.6	Communications room - Ventilation system	1	Item	\$25,000.00	\$25,000.00
3.19	ELECTRICAL SERVICES				\$275,030.00
3.19.1	Electrical services	320	m2	\$280.00	\$89,600.00
3.19.2	Electrical Services to car park	2,649	m2	\$70.00	\$185,430.00
3.19.3	Main switchboard cupboard	1	Item		INCL
3.20	FIRE SERVICES				\$250,240.00
3.20.1	Fire Services	2,944	m2	\$85.00	\$250,240.00
3.21	LIFT SERVICES				
3.21.1	Lift Services - refer to building	1	Item		INCL
3.22	BUILDERS WORK IN CONNECTION WITH SERVICES				\$35,523.00
3.22.1	BWIC (3%)	1	Item	\$35,523.00	\$35,523.00
3.23	SPECIAL EQUIPMENT				
3.23.1	Special Equipment	1	Item		EXCL
3.24	EXTERNAL SERVICES				
3.24.1	External Services -See External Works & External Services	1	Item		INCL
3.25	SITE & LANDSCAPING				
3.25.1	Site & Landscaping	1	Item		EXCL
3.26	PRELIMINARIES & MARGIN				\$749,639.00
3.26.1	Preliminaries & Margin (21%)	1	Item	\$749,639.00	\$749,639.00
4	\$/m2 - GFA	2,978	m2	\$1,451.00	\$0.00
5	BUILDING				\$13,667,448.00
5.1	DEMOLITION & ALTERATIONS				
5.1.1	Demolition & alterations - See Demolition & Site Preparation above	1	Item		INCL
5.2	SITE PREPARATION				
5.2.1	Site Preparation - See Demolition & Site Preparation above	1	Item		INCL
5.3	SUBSTRUCTURE				
5.3.1	Substructure	1	Item		EXCL
5.4	STAIRCASES				\$260,136.00
5.4.1	External unenclosed Staircase 2000mm wide including Balustrade , handrails, nosing , tactiles	3.6	m/rise	\$11,300.00	\$40,680.00

COST PLAN No 1

	1	Quantity	Unit	Rate	Total
5.4.2	Concrete fire stairs 1200mm wide rising 13,800mm incl. landings, stair nosing, balustrades tactiles and handrails complete [Basement to Level 3]	10.8	m/rise	\$8,400.00	\$90,720.00
5.4.3	Internal staircase 2000mm wide rising 3600mm in one flight incl. landing, stair nosing, tactiles and hand rail to one side complete [Ground to level 2]	7.2	m/rise	\$12,230.00	\$88,056.00
5.4.4	Internal seating steps 4000mm wide [Ground to Level 1]	3.6	m/rise	\$11,300.00	\$40,680.00
5.4.5	Tactiles	1	Item		INCL
5.5	UPPER FLOORS				\$1,526,201.00
5.5.1	225mm suspended PT concrete slab (ground to level 2)	3,168	m2	\$320.00	\$1,013,760.00
5.5.2	250mm Suspended PT concrete slab (Level 1 & level 2)	532	m2	\$340.00	\$180,880.00
5.5.3	900mm deep x 1200mm wide transfer beams (ground level podium)	353	m3	\$697.00	\$246,041.00
5.5.4	Column capitals 2.40 x 2.40 x 0.40m deep	104	m3	\$650.00	\$67,600.00
5.5.5	Waterproofing to UCA area	512	m2	\$35.00	\$17,920.00
5.6	COLUMNS				\$189,200.00
5.6.1	Concrete columns	3,784	m2	\$50.00	\$189,200.00
5.7	ROOF				\$792,305.00
5.7.1	Main building roof				\$776,105.00
5.7.1.1	250mm Suspended PT concrete slab	1,030	m2	\$335.00	\$345,050.00
5.7.1.2	275mm Suspended PT concrete slab	373	m2	\$355.00	\$132,415.00
5.7.1.3	Column capitals 2.40 x 2.40 x 0.40m deep	35	m3	\$650.00	\$22,750.00
5.7.1.4	400mm deep x 1800mm wide edge beam	178	m	\$210.00	\$37,380.00
5.7.1.5	Waterproofing, Insulation & screed	1,403	m2	\$130.00	\$182,390.00
5.7.1.6	Drainage to roof	1,403	m2	\$40.00	\$56,120.00
5.7.2	Lift shaft and Risers roof				\$16,200.00
5.7.2.1	Concrete roof to lift shaft, external stairs and risers	54	m2	\$225.00	\$12,150.00
5.7.2.2	Waterproofing	54	m2	\$35.00	\$1,890.00
5.7.2.3	Drainage to roof	54	m2	\$40.00	\$2,160.00
5.8	EXTERNAL WALLS				\$1,479,155.00
5.8.1	Reinforced concrete wall	487	m2	\$450.00	\$219,150.00
5.8.2	Concrete Lift Shaft	221	m2	\$450.00	\$99,450.00
5.8.3	Facade [screen/sunshade] Allows 50% of facade to include mesh for planter growth	1,311	m2	\$685.00	\$898,035.00
5.8.4	Safety fall system (Maintenance , access)	462	m	\$350.00	\$161,700.00
5.8.5	Balustrade to outdoor learning area	71	m	\$1,420.00	\$100,820.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
5.9	WINDOWS & EXTERNAL DOORS				\$1,161,390.00
5.9.1	Windows				\$1,105,490.00
5.9.1.1	External full height glazing	1,200	m2	\$650.00	\$780,000.00
5.9.1.2	Extra over for low E glazing film	1,200	m2	\$80.00	\$96,000.00
5.9.1.3	Extra over for operable windows and louvres	1,200	m2	\$150.00	\$180,000.00
5.9.1.4	Blackout blinds to Lvl 2 (1No small wet lab)	70	m2	\$140.00	\$9,800.00
5.9.1.5	Blinds to all oher labs	441	m2	\$90.00	\$39,690.00
5.9.2	Doors				\$55,900.00
5.9.2.1	Emergency exit glazed door	2	No	\$3,500.00	\$7,000.00
5.9.2.2	External Automatic glazed sliding door	3	pr	\$12,200.00	\$36,600.00
5.9.2.3	Double leaf fire door	3	pr	\$4,100.00	\$12,300.00
5.10	INTERNAL WALLS				\$385,800.00
5.10.1	Reinforced concrete wall	528	m2	\$450.00	\$237,600.00
5.10.2	Internal partition wall	893	m2	\$160.00	\$142,880.00
5.10.3	Extra over for water resistant plasterboard to wet areas	308	m2	\$5.00	\$1,540.00
5.10.4	Cold room walls panels	27	m2	\$140.00	\$3,780.00
5.11	INTERNAL SCREENS & BORROWED LIGHTS				\$235,800.00
5.11.1	No glazed operable screens/ walls	1	Item		EXCL
5.11.2	Internal glazing [Assumed full height incl. fixed glazed highlight panels]	394	m2	\$530.00	\$208,820.00
5.11.3	Balustrade to Atrium void	19	m	\$1,420.00	\$26,980.00
5.12	INTERNAL DOORS				\$86,300.00
5.12.1	Single leaf hinged door	20	No	\$950.00	\$19,000.00
5.12.2	Single leaf hinged door with glazed panel [Kitchen]	1	No	\$1,100.00	\$1,100.00
5.12.3	Double leaf hinged door	2	pr	\$1,600.00	\$3,200.00
5.12.4	Double leaf hinged fire door	3	pr	\$4,100.00	\$12,300.00
5.12.5	Single leaf hinged glazed door	8	No	\$2,700.00	\$21,600.00
5.12.6	Double leaf sliding glazed door	4	pr	\$4,600.00	\$18,400.00
5.12.7	Sliding door to cold room	2	No	\$5,350.00	\$10,700.00
5.13	WALL FINISHES				\$65,596.00
5.13.1	Painting	1,553	m2	\$12.00	\$18,636.00
5.13.2	Wall tiles (Supply \$40/m2)	308	m2	\$120.00	\$36,960.00
5.13.3	Extra over epoxy grout to kitchen area	1	Item	\$10,000.00	\$10,000.00
5.14	FLOOR FINISHES				\$293,005.00
5.14.1	Carpet (Supply \$70/m2)	1,056	m2	\$90.00	\$95,040.00

COST PLAN No 1

1		Quantity	Unit	Rate	Total
5.14.2	Polished concrete	280	m2	\$120.00	\$33,600.00
5.14.3	Sealer to cold room	6	m2	\$45.00	\$270.00
5.14.4	Tiles (Supply \$40/m2)	49	m2	\$120.00	\$5,880.00
5.14.5	Extra over epoxy grout to kitchen area	1	Item	\$10,000.00	\$10,000.00
5.14.6	Timber Decking [Level 1 Outdoor Area]	287	m2	\$130.00	\$37,310.00
5.14.7	Timber Skirting	176	m	\$35.00	\$6,160.00
5.14.8	Vinyl (Supply \$40/m2)	1,137	m2	\$90.00	\$102,330.00
5.14.9	Vinyl Skirting	161	m	\$15.00	\$2,415.00
5.14.10	Waterproofing	916	m2		EXCL
5.15	CEILING FINISHES				\$496,795.00
5.15.1	Suspended Ceiling [Heraddeisgn acoustic wool super\fine]	1,598	m2	\$120.00	\$191,760.00
5.15.2	Suspended metal pan system perforated panel ceiling [powder coat finish] 600x600mm	1,007	m2	\$150.00	\$151,050.00
5.15.3	Suspended Plasterboard ceiling [amenities]	79	m2	\$95.00	\$7,505.00
5.15.4	Extra over for bulkheads	1	Item		EXCL
5.15.5	Extra over for wet areas	49	m2		INCL
5.15.6	Soffit - Fibre cement soffit	1,042	m2	\$120.00	\$125,040.00
5.15.7	Extra over for insulation	1,042	m2	\$20.00	\$20,840.00
5.15.8	Cold room ceiling panels	6	m2	\$100.00	\$600.00
5.16	FURNITURE, FITTINGS & EQUIPMENT				\$885,650.00
5.16.1	Canteen	90	m2	\$180.00	\$16,200.00
5.16.2	Chemical Store	8	m2	\$200.00	\$1,600.00
5.16.3	Cold Room	7	m2	\$200.00	\$1,400.00
5.16.4	Dining	98	m2	\$180.00	\$17,640.00
5.16.5	Flexible learning area	421	m2	\$210.00	\$88,410.00
5.16.6	Food Tech	246	m2	\$180.00	\$44,280.00
5.16.7	Gathering/Foyer	222	m2	\$140.00	\$31,080.00
5.16.8	General Learning area	662	m2	\$180.00	\$119,160.00
5.16.9	Meeting	17	m2	\$180.00	\$3,060.00
5.16.10	Science Experimental	91	m2	\$310.00	\$28,210.00
5.16.11	Science Prep	95	m2	\$310.00	\$29,450.00
5.16.12	Wet Lab	562	m2	\$310.00	\$174,220.00
5.16.13	Services	81	m2	\$180.00	\$14,580.00
5.16.14	Science Prep	95	m2	\$310.00	\$29,450.00
5.16.15	Wet Lab	562	m2	\$310.00	\$174,220.00
5.16.16	Outdoor Dining	122	m2	\$180.00	\$21,960.00
5.16.17	Outdoor Learning	213	m2	\$210.00	\$44,730.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
5.16.18	Other	200	m2	\$180.00	\$36,000.00
5.16.19	Whiteboards (Provisional Sum)	1	Item	\$10,000.00	\$10,000.00
5.17	HYDRAULIC SERVICES				\$681,120.00
5.17.1	Hydraulic Services	3,784	m2	\$180.00	\$681,120.00
5.18	MECHANICAL SERVICES				\$1,006,455.00
5.18.1	Air conditioned space	2,605	m2	\$240.00	\$625,200.00
5.18.2	Non-conditioned space [UCA ,Lift ,Risers]	1,179	m2		EXCL
5.18.3	Cool Room system	1	Item	\$5,000.00	\$5,000.00
5.18.4	Fume cupboard	5	No	\$30,000.00	\$150,000.00
5.18.5	WC Exhaust to external wall	49	m2	\$120.00	\$5,880.00
5.18.6	Kitchen exhaust	1	Item	\$25,000.00	\$25,000.00
5.18.7	E/ O to upgrade to mixed Mixed Mode system	2,605	m2	\$75.00	\$195,375.00
5.19	ELECTRICAL SERVICES				\$1,059,520.00
5.19.1	Electrical services	3,784	m2	\$280.00	\$1,059,520.00
5.20	FIRE SERVICES				\$321,640.00
5.20.1	Fire services	3,784	m2	\$85.00	\$321,640.00
5.21	LIFT SERVICES				\$174,000.00
5.21.1	Lift services - 5 levels	1	Item	\$145,000.00	\$145,000.00
5.21.2	Dumbwaiter 100kg load maximum assumed	1	No	\$29,000.00	\$29,000.00
5.22	EXTERNAL SERVICES				
5.22.1	External Services -See External Works & External Services	1	Item		INCL
5.23	BUILDERS WORK IN CONNECTION WITH SERVICES				\$97,283.00
5.23.1	BICW (3%)	1	Item	\$97,283.00	\$97,283.00
5.24	SPECIAL EQUIPMENT				
5.24.1	Special & Equipment	1	Item		EXCL
5.25	SITE & LANDSCAPING				\$98,060.00
5.25.1	Brick Pavers to UCA	547	m2	\$80.00	\$43,760.00
5.25.2	Planter box incl. planting, waterproofing to the box, soil and etc.	181	m	\$300.00	\$54,300.00
5.26	PRELIMINARIES & MARGIN				\$2,372,037.00
5.26.1	Preliminaries & Margin (21%)	1	Item	\$2,372,037.00	\$2,372,037.00
6	\$/m2 - GFA	3,784	m2	\$3,612.00	\$0.00
7	EXTERNAL WORKS & SERVICES				\$1,396,328.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
7.1	DEMOLITION & ALTERATIONS				
7.1.1	Demolition & alterations - See Demolition & Site Preparation above	1	Item		INCL
7.2	SITE PREPARATION				
7.2.1	Site Preparation - See Demolition & Site Preparation above	1	Item		INCL
7.3	EXTERNAL SERVICES				\$313,000.00
7.3.1	External Stormwater Services				\$50,000.00
7.3.1.1	External Stormwater Services including in ground pipe, pits and connection to street ne 100m	1	Item	\$50,000.00	\$50,000.00
7.3.1.2	Rainwater reuse	1	Item		EXCL
7.3.1.3	OSD Tank -Assumed existing OSD can be utilised	1	Item		EXCL
7.3.2	External Sewer Services				\$85,000.00
7.3.2.1	External Sewer Services including in ground pipe, pits and connection to street ne 100m	1	item	\$50,000.00	\$50,000.00
7.3.2.2	Grease arrestor 2100mm long x 750mm wide x 1600mm deep	1	No	\$35,000.00	\$35,000.00
7.3.3	External Water Supply				\$25,000.00
7.3.3.1	External water services	1	item	\$25,000.00	\$25,000.00
7.3.4	External Gas Supply				\$25,000.00
7.3.4.1	External Gas supply	1	Item	\$25,000.00	\$25,000.00
7.3.5	External Fire Protection				\$60,000.00
7.3.5.1	Fire town water supply	1	Item	\$35,000.00	\$35,000.00
7.3.5.2	Fire sprinkler booster valve assembly	1	Item	\$15,000.00	\$15,000.00
7.3.5.3	Hydrants	1	item	\$10,000.00	\$10,000.00
7.3.6	External Electrical				\$68,000.00
7.3.6.1	Substation	1	Item		EXCL
7.3.6.2	LV Supply	1	item	\$20,000.00	\$20,000.00
7.3.6.3	External electrical services	1	item	\$20,000.00	\$20,000.00
7.3.6.4	External lighting (Assumed 2 light poles for each tennis court)	8	No	\$3,500.00	\$28,000.00
7.4	SITE & LANDSCAPING				\$770,990.00
7.4.1	Tiered Seating				\$341,050.00
7.4.1.1	Foundation to base of new tiered seating	367	m2	\$150.00	\$55,050.00
7.4.1.2	Tiered seating reinforced on fill (measured FOP)	367	m2	\$500.00	\$183,500.00

COST PLAN No 1

	1	Quantity	Unit	Rate	Total
7.4.1.3	Concrete Stairs 1200mm wide incl. tactile, nosings and Stainless Steel handrails complete (2 No.) to tiered seating	7	mrise	\$6,000.00	\$42,000.00
7.4.1.4	Ramp to tiered seating [Not shown on plans - [based on BVN advice 45m allowed]	45	m2	\$500.00	\$22,500.00
7.4.1.5	Platform Lift to Tiered seating and Civic Area /Public Podium	1	Item	\$38,000.00	\$38,000.00
7.4.2	Ground Floor Tennis Court				\$72,445.00
7.4.2.1	Tennis court surface	1,183	m2	\$60.00	\$70,980.00
7.4.2.2	Linemarking to tennis court	293	m	\$5.00	\$1,465.00
7.4.3	Rooftop Tennis Court				\$63,865.00
7.4.3.1	Tennis court surface	1,040	m2	\$60.00	\$62,400.00
7.4.3.2	Linemarking to tennis court	293	m	\$5.00	\$1,465.00
7.4.4	Paved Area				\$42,720.00
7.4.4.1	Brick paving to public podium area	534	m2	\$80.00	\$42,720.00
7.4.5	Fencing & Gates				\$103,790.00
7.4.5.1	Tennis court fence incl. door - 3600mm high - Ground Floor				\$43,090.00
7.4.5.1.2	Ground Floor Fencing	138	m	\$305.00	\$42,090.00
7.4.5.1.3	Entry Gate to above	2	No	\$500.00	\$1,000.00
7.4.5.2	Tennis court fence incl. door - 4700mm high - Roof Top				\$60,700.00
7.4.5.2.2	Rooftop Fencing	172	m	\$350.00	\$60,200.00
7.4.5.2.3	Entry Gate to above	1	No	\$500.00	\$500.00
7.4.6	Make Good Adjoining				\$69,750.00
7.4.6.1	Making good to public footpath	1	Item	\$7,500.00	\$7,500.00
7.4.6.2	Making good to side passage between coghlan and new building	1	item	\$21,000.00	\$21,000.00
7.4.6.3	Making good to sports field (PS)	1	item	\$6,250.00	\$6,250.00
7.4.6.4	Making good to school public domain	1	Item	\$20,000.00	\$20,000.00
7.4.6.5	Replace external stairs to Coghlan building from Civic space to meet new levels	1	Item	\$15,000.00	\$15,000.00
7.4.7	Soft Landscaping				\$52,300.00
7.4.7.1	New trees in planter boxes to Civic space (Provisional Sum)	1	Item	\$10,000.00	\$10,000.00
7.4.7.2	Planter boxes incl. planting, waterproofing to the box, soil and etc. (Level 3)	141	m	\$300.00	\$42,300.00
7.4.8	Retaining Wall				\$25,070.00
7.4.8.1	Foundation to retaining wall	16	m	\$850.00	\$13,600.00
7.4.8.2	Retaining wall tiered seating	31	m2	\$370.00	\$11,470.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
7.5	FF&E				\$70,000.00
7.5.1	Tennis court equipment	1	item	\$20,000.00	\$20,000.00
7.5.2	Allowance for external signage, street furniture, etc	1	item	\$50,000.00	\$50,000.00
7.6	PRELIMINARIES & MARGIN				\$242,338.00
7.6.1	Preliminaries & Margin (21%)	1	Item	\$242,338.00	\$242,338.00
8	\$/m2 - GFA	6,762	m2	\$207.00	\$0.00
9	CONSTRUCTION CONTINGENCY				\$2,049,746.00
9.1	Allowance for design development allowance (5%)	1	Item	\$1,024,873.00	\$1,024,873.00
9.2	Allowance for general construction contingency (5%)	1	Item	\$1,024,873.00	\$1,024,873.00
10	ESCALATION				
10.1	Escalation	1	item		EXCL
11	PROFESSIONAL FEES				\$2,459,695.00
11.1	Professional fees (12%)	1	Item	\$2,459,695.00	\$2,459,695.00
12	AUTHORITY FEES AND CONTRIBUTIONS				\$512,437.00
12.1	Statutory fees (2.5%)	1	Item	\$512,437.00	\$512,437.00
13	IDENTIFIED RISK ITEMS				\$3,053,008.00
13.1	BASEMENT CAR PARK [Large]				\$2,611,067.00
13.1.1	Disposal of excavated materials VENM	10,515.29	m3	\$190.00	\$1,997,905.10
13.1.2	Underpinning / temp support to roads	1	item	\$160,000.00	\$160,000.00
13.1.3	Preliminaries & Margin (21%)	1	Item	\$453,161.00	\$453,161.00
13.2	BUILDING				\$148,516.00
13.2.1	Waterproofing to planter areas lvl 1-2	349	m2	\$35.00	\$0.00
13.2.2	Drainage to planter uca areas	349	m2	\$60.00	\$0.00
13.2.3	Allowance for feature wall finishes	1	item	\$100,000.00	\$100,000.00
13.2.4	Perimeter bracing to open ended metal pan acoustic suspended ceilings	379	m	\$60.00	\$22,740.00
13.2.5	Preliminaries & Margin (21%)	1	Item	\$25,776.00	\$25,776.00
13.3	EXTERNAL WORKS & SERVICES				\$293,425.00
13.3.1	Sewer pump station	1	No	\$60,000.00	\$60,000.00
13.3.2	Dilution pit 1500mm long x 750mm wide x 1600mm high	1	No	\$25,000.00	\$25,000.00
13.3.3	Potable water supply dual pump system	1	No	\$55,000.00	\$55,000.00
13.3.4	Rainwater harvest system filtration and disinfection system	1	No		EXCL
13.3.5	OSD Tank	1	No	\$55,000.00	\$55,000.00

COST PLAN No 1

	1	Quantity	Unit	Rate	Total
13.3.6	Gas fuelled hot water generation plant with flues to external wall 2600mm long x 1000mm wide x 2400mm high [Provisional]	1	No	\$47,500.00	\$47,500.00
13.3.7	Preliminaries & Margin (21%)	1	Item	\$50,925.00	\$50,925.00
13.4	Staging	1	Item		EXCL
13.5	Temporary Accommodation	1	Item		EXCL

Subtotal	\$28,572,341.00
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Adjustment	\$0.00
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Total	\$28,572,341.00
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COST PLAN No 1

		Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				\$883,827.00
2	\$/m2 - GFA	5,855	m2	\$151.00	\$0.00
3	BASEMENT CAR PARK OPTION 3				\$2,269,202.00
4	\$/m2 - GFA	2,071	m2	\$1,096.00	\$0.00
5	BUILDING				\$13,444,239.00
6	\$/m2 - GFA	3,784	m2	\$3,553.00	\$0.00
7	EXTERNAL WORKS & SERVICES				\$1,572,020.00
8	\$/m2 - GFA	5,855	m2	\$269.00	\$0.00
9	CONSTRUCTION CONTINGENCY				\$1,816,930.00
10	ESCALATION				
11	PROFESSIONAL FEES				\$2,180,315.00
12	AUTHORITY FEES AND CONTRIBUTIONS				\$454,233.00
13	IDENTIFIED RISK ITEMS				\$2,277,534.00
Subtotal					\$24,898,300.00
Adjustment					\$0.00
Total					\$24,898,300.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
1	DEMOLITION & SITE PREPARATION				\$883,827.00
1.1	DEMOLITION & ALTERATIONS				\$289,415.00
1.1.1	Protect and cap existing services	1	Item	\$5,000.00	\$5,000.00
1.1.2	Remove existing stairs and ramp to coghlan building	126	m2	\$155.00	\$19,530.00
1.1.3	Removal of existing tennis and basketball court surfaces	2,675	m2	\$65.00	\$173,875.00
1.1.4	Existing tennis court perimeter wall [1.5m high]	205	m2	\$40.00	\$8,200.00
1.1.5	Existing tennis court fence	230	m	\$10.00	\$2,300.00
1.1.6	Existing gate to above	2	No	\$50.00	\$100.00
1.1.7	Existing bleachers seating	292	m2	\$75.00	\$21,900.00
1.1.8	Existing bleachers seating awning/roof	380	m2	\$25.00	\$9,500.00
1.1.9	Existing retaining walls [Assumed 2.5m high]	295	m2	\$40.00	\$11,800.00
1.1.10	Existing Lighting to tennis and basketball courts [4 No.]	4	No	\$300.00	\$1,200.00
1.1.11	Existing Basketball posts	6	No	\$225.00	\$1,350.00
1.1.12	Remove existing trees	17	No	\$1,000.00	\$17,000.00
1.1.13	Existing planter boxes	162	m2	\$40.00	\$6,480.00
1.1.14	Existing pathway	172	m2	\$65.00	\$11,180.00
1.1.15	Entry pathway to Fraser Street	1	Item		EXCL
1.1.16	Planter box on Fraser Street	1	Item		EXCL
1.2	SITE PREPARATION				\$441,020.00
1.2.1	Bulk Excavation in other than rock to 2.0m deep VENM	4,401	m3	\$80.00	\$352,080.00
1.2.2	Bulk Excavation in low strength shale 0.5m deep to balance of excavation VENM	1,036	m3	\$80.00	\$82,880.00
1.2.3	Temporary support to excavation in other than rock to 2.0m deep assuming shale is self supporting	202	m2	\$30.00	\$6,060.00
1.2.4	Extra over for lift pit	1	Item		INCL
1.2.5	Service Diversions	1	Item		EXCL
1.3	PRELIMINARIES & MARGIN				\$153,392.00
1.3.1	Preliminaries & Margin (21%)	1	Item	\$153,392.00	\$153,392.00
2	\$/m2 - GFA	5,855	m2	\$151.00	\$0.00
3	BASEMENT CAR PARK OPTION 3				\$2,269,202.00
3.1	DEMOLITION & ALTERATIONS				
3.1.1	Demolition & alterations - See Demolition & Site Preparation above	1	Item		INCL
3.2	SITE PREPARATION				
3.2.1	Site Preparation - See Demolition & Site Preparation above	1	Item		INCL

COST PLAN No 1

		Quantity	Unit	Rate	Total
3.3	SUBSTRUCTURE				\$377,070.00
3.3.1	Concrete Slab on Ground				\$248,520.00
3.3.1.1	Concrete slab on ground including formwork and reinforcement complete	2,071	m2	\$120.00	\$248,520.00
3.3.2	Footings				\$103,550.00
3.3.2.1	Piling	1	Item		EXCL
3.3.2.2	Shoring	1	Item		EXCL
3.3.2.3	Foundations	2,071	m2	\$50.00	\$103,550.00
3.3.3	Lift pit	1	Item	\$25,000.00	\$25,000.00
3.4	STAIRCASES				\$10,500.00
3.4.1	Staircase	3	m	\$3,500.00	\$10,500.00
3.5	UPPER FLOORS				
3.5.1	Upper Floors	1	Item		EXCL
3.6	COLUMNS				\$103,550.00
3.6.1	Concrete columns	2,071	m2	\$50.00	\$103,550.00
3.7	ROOF				\$371,029.00
3.7.1	225mm suspended PT concrete slab	678	m2	\$320.00	\$216,960.00
3.7.2	900mm deep x 1200mm wide transfer beams	187	m	\$697.00	\$130,339.00
3.7.3	Waterproofing	678	m2	\$35.00	\$23,730.00
3.8	EXTERNAL WALLS				\$263,440.00
3.8.1	Core filled block retaining wall reinforced with membrane	712	m2	\$370.00	\$263,440.00
3.9	WINDOWS & EXTERNAL DOORS				\$15,200.00
3.9.1	Automatic carpark entrance gate	1	No	\$7,000.00	\$7,000.00
3.9.2	Double leaf door (Fire Door)	2	pr	\$4,100.00	\$8,200.00
3.10	INTERNAL WALLS				\$31,050.00
3.10.1	Internal walls for staircase	69	m2	\$450.00	\$31,050.00
3.11	INTERNAL SCREENS & BORROWED LIGHTS				
3.11.1	Internal Screens & Borrowed Lights	1	Item		EXCL
3.12	INTERNAL DOORS				\$1,540.00
3.12.1	Fire Door two hour rated to fire stair	1	No	\$1,540.00	\$1,540.00
3.13	WALL FINISHES				
3.13.1	Wall Finishes	1	Item		EXCL

COST PLAN No 1

		Quantity	Unit	Rate	Total
3.14	FLOOR FINISHES				\$23,405.00
3.14.1	Sealer to basement carpark	2,071	m2	\$10.00	\$20,710.00
3.14.2	Linemarking to carpark	420	m	\$6.00	\$2,520.00
3.14.3	Direction symbol	7	No	\$25.00	\$175.00
3.15	CEILING FINISHES				\$24,605.00
3.15.1	Insulation to carpark roof slab under building above	703	m2	\$35.00	\$24,605.00
3.15.2	Painting to carpark soffit	2,071	m2		EXCL
3.16	FURNITURE, FITTINGS & EQUIPMENT				\$6,000.00
3.16.1	Wheelstop	52	No		EXCL
3.16.2	Column guards	1	Item		EXCL
3.16.3	Bollards	4	no	\$1,500.00	\$6,000.00
3.17	HYDRAULIC SERVICES				\$93,195.00
3.17.1	Hydraulic Services	2,071	m2	\$45.00	\$93,195.00
3.18	MECHANICAL SERVICES				\$214,910.00
3.18.1	Wall louvre - non adjustable (Colorbond steel)	62	m2	\$460.00	\$28,520.00
3.18.2	Mechanical ventilation to car park	2,071	m2	\$90.00	\$186,390.00
3.19	ELECTRICAL SERVICES				\$144,970.00
3.19.1	Electrical Services	2,071	m2	\$70.00	\$144,970.00
3.19.2	Main switchboard cupboard	1	Item		INCL
3.20	FIRE SERVICES				\$176,035.00
3.20.1	Fire Services	2,071	m2	\$85.00	\$176,035.00
3.21	LIFT SERVICES				
3.21.1	Lift Services - refer to building	1	Item		INCL
3.22	BUILDERS WORK IN CONNECTION WITH SERVICES				\$18,874.00
3.22.1	BWIC (3%)	1	Item	\$18,874.00	\$18,874.00
3.23	SPECIAL EQUIPMENT				
3.23.1	Rainwater harvest system	1	Item		EXCL
3.23.2	Other Special Equipment	1	Item		EXCL
3.24	EXTERNAL SERVICES				
3.24.1	External Services -See External Works & External Services	1	Item		INCL
3.25	SITE & LANDSCAPING				
3.25.1	Site & Landscaping	1	Item		EXCL

COST PLAN No 1

		Quantity	Unit	Rate	Total
3.26	PRELIMINARIES & MARGIN				\$393,829.00
3.26.1	Preliminaries & Margin (21%)	1	Item	\$393,829.00	\$393,829.00
4	\$/m2 - GFA	2,071	m2	\$1,096.00	\$0.00
5	BUILDING				\$13,444,239.00
5.1	DEMOLITION & ALTERATIONS				
5.1.1	Demolition & alterations - See Demolition & Site Preparation above	1	Item		INCL
5.2	SITE PREPARATION				
5.2.1	Site Preparation - See Demolition & Site Preparation above	1	Item		INCL
5.3	SUBSTRUCTURE				
5.3.1	Substructure	1	Item		EXCL
5.4	STAIRCASES				\$260,136.00
5.4.1	External unenclosed Staircase 2000mm wide including Balustrade , handrails, nosing , tactiles	3.6	m/rise	\$11,300.00	\$40,680.00
5.4.2	Concrete fire stairs 1200mm wide rising 13,800mm incl. landings, stair nosing, balustrades tactiles and handrails complete [Basement to Level 3]	10.8	m/rise	\$8,400.00	\$90,720.00
5.4.3	Internal staircase 2000mm wide rising 3600mm in one flight incl. landing, stair nosing, tactiles and hand rail to one side complete [Ground to level 2]	7.2	m/rise	\$12,230.00	\$88,056.00
5.4.4	Internal seating steps 4000mm wide [Ground to Level 1]	3.6	m/rise	\$11,300.00	\$40,680.00
5.4.5	Tactiles	1	Item		INCL
5.5	UPPER FLOORS				\$1,526,201.00
5.5.1	225mm suspended PT concrete slab (ground to level 2)	3,168	m2	\$320.00	\$1,013,760.00
5.5.2	250mm Suspended PT concrete slab (Level 1 & level 2)	532	m2	\$340.00	\$180,880.00
5.5.3	900mm deep x 1200mm wide transfer beams (ground level podium)	353	m3	\$697.00	\$246,041.00
5.5.4	Column capitals 2.40 x 2.40 x 0.40m deep	104	m3	\$650.00	\$67,600.00
5.5.5	Waterproofing to UCA area	512	m2	\$35.00	\$17,920.00
5.6	COLUMNS				\$50.00
5.6.1	Concrete columns	1	m2	\$50.00	\$50.00
5.7	ROOF				\$792,305.00
5.7.1	Main building roof				\$776,105.00
5.7.1.1	250mm Suspended PT concrete slab	1,030	m2	\$335.00	\$345,050.00
5.7.1.2	275mm Suspended PT concrete slab	373	m2	\$355.00	\$132,415.00
5.7.1.3	Column capitals 2.40 x 2.40 x 0.40m deep	35	m3	\$650.00	\$22,750.00

COST PLAN No 1

1		Quantity	Unit	Rate	Total
5.7.1.4	400mm deep x 1800mm wide edge beam	178	m	\$210.00	\$37,380.00
5.7.1.5	Waterproofing, Insulation & screed	1,403	m2	\$130.00	\$182,390.00
5.7.1.6	Drainage to roof	1,403	m2	\$40.00	\$56,120.00
5.7.2	Lift shaft and Risers roof				\$16,200.00
5.7.2.1	Concrete roof to lift shaft, external stairs and risers	54	m2	\$225.00	\$12,150.00
5.7.2.2	Waterproofing	54	m2	\$35.00	\$1,890.00
5.7.2.3	Drainage to roof	54	m2	\$40.00	\$2,160.00
5.8	EXTERNAL WALLS				\$1,479,155.00
5.8.1	Reinforced concrete wall	487	m2	\$450.00	\$219,150.00
5.8.2	Concrete Lift Shaft	221	m2	\$450.00	\$99,450.00
5.8.3	Facade [screen/sunshade] Allows 50% of facade to include mesh for planter growth	1,311	m2	\$685.00	\$898,035.00
5.8.4	Safety fall system (Maintenance, access)	462	m	\$350.00	\$161,700.00
5.8.5	Balustrade to outdoor learning area	71	m	\$1,420.00	\$100,820.00
5.9	WINDOWS & EXTERNAL DOORS				\$1,161,390.00
5.9.1	Windows				\$1,105,490.00
5.9.1.1	External full height glazing	1,200	m2	\$650.00	\$780,000.00
5.9.1.2	Extra over for low E glazing film	1,200	m2	\$80.00	\$96,000.00
5.9.1.3	Extra over for operable windows and louvres	1,200	m2	\$150.00	\$180,000.00
5.9.1.4	Blackout blinds to Lvl 2 (1No small wet lab)	70	m2	\$140.00	\$9,800.00
5.9.1.5	Blinds to all other labs	441	m2	\$90.00	\$39,690.00
5.9.2	Doors				\$55,900.00
5.9.2.1	Emergency exit glazed door	2	No	\$3,500.00	\$7,000.00
5.9.2.2	External Automatic glazed sliding door	3	pr	\$12,200.00	\$36,600.00
5.9.2.3	Double leaf fire door	3	pr	\$4,100.00	\$12,300.00
5.10	INTERNAL WALLS				\$385,800.00
5.10.1	Reinforced concrete wall	528	m2	\$450.00	\$237,600.00
5.10.2	Internal partition wall	893	m2	\$160.00	\$142,880.00
5.10.3	Extra over for water resistant plasterboard to wet areas	308	m2	\$5.00	\$1,540.00
5.10.4	Cold room walls panels	27	m2	\$140.00	\$3,780.00
5.11	INTERNAL SCREENS & BORROWED LIGHTS				\$235,800.00
5.11.1	No glazed operable screens/ walls	1	Item		EXCL
5.11.2	Internal glazing [Assumed full height incl. fixed glazed highlight panels]	394	m2	\$530.00	\$208,820.00
5.11.3	Balustrade to Atrium void	19	m	\$1,420.00	\$26,980.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
5.12	INTERNAL DOORS				\$86,300.00
5.12.1	Single leaf hinged door	20	No	\$950.00	\$19,000.00
5.12.2	Single leaf hinged door with glazed panel [Kitchen]	1	No	\$1,100.00	\$1,100.00
5.12.3	Double leaf hinged door	2	pr	\$1,600.00	\$3,200.00
5.12.4	Double leaf hinged fire door	3	pr	\$4,100.00	\$12,300.00
5.12.5	Single leaf hinged glazed door	8	No	\$2,700.00	\$21,600.00
5.12.6	Double leaf sliding glazed door	4	pr	\$4,600.00	\$18,400.00
5.12.7	Sliding door to cold room	2	No	\$5,350.00	\$10,700.00
5.13	WALL FINISHES				\$65,596.00
5.13.1	Painting	1,553	m2	\$12.00	\$18,636.00
5.13.2	Wall tiles (Supply \$40/m2)	308	m2	\$120.00	\$36,960.00
5.13.3	Extra over epoxy grout to kitchen area	1	Item	\$10,000.00	\$10,000.00
5.14	FLOOR FINISHES				\$293,005.00
5.14.1	Carpet (Supply \$70/m2)	1,056	m2	\$90.00	\$95,040.00
5.14.2	Polished concrete	280	m2	\$120.00	\$33,600.00
5.14.3	Sealer to cold room	6	m2	\$45.00	\$270.00
5.14.4	Tiles (Supply \$40/m2)	49	m2	\$120.00	\$5,880.00
5.14.5	Extra over epoxy grout to kitchen area	1	Item	\$10,000.00	\$10,000.00
5.14.6	Timber Decking [Level 1 Outdoor Area]	287	m2	\$130.00	\$37,310.00
5.14.7	Timber Skirting	176	m	\$35.00	\$6,160.00
5.14.8	Vinyl (Supply \$40/m2)	1,137	m2	\$90.00	\$102,330.00
5.14.9	Vinyl Skirting	161	m	\$15.00	\$2,415.00
5.14.10	Waterproofing	916	m2		EXCL
5.15	CEILING FINISHES				\$501,475.00
5.15.1	Suspended Ceiling [Heraddeisgn acoustc wool super\fine]	1,598	m2	\$120.00	\$191,760.00
5.15.2	Suspended metal pan system perforated panel ceiling [powder coat finish] 600x600mm	1,007	m2	\$150.00	\$151,050.00
5.15.3	Suspended Plasterboard ceiling [amenities]	79	m2	\$95.00	\$7,505.00
5.15.4	Extra over for bulkheads	1	Item		EXCL
5.15.5	Extra over for wet areas	49	m2		INCL
5.15.6	Soffit - Fibre cement soffit	1,081	m2	\$120.00	\$129,720.00
5.15.7	Extra over for insulation	1,042	m2	\$20.00	\$20,840.00
5.15.8	Cold room ceiling panels	6	m2	\$100.00	\$600.00
5.16	FURNITURE, FITTINGS & EQUIPMENT				\$885,650.00
5.16.1	Canteen	90	m2	\$180.00	\$16,200.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
5.16.2	Chemical Store	8	m2	\$200.00	\$1,600.00
5.16.3	Cold Room	7	m2	\$200.00	\$1,400.00
5.16.4	Dining	98	m2	\$180.00	\$17,640.00
5.16.5	Flexible learning area	421	m2	\$210.00	\$88,410.00
5.16.6	Food Tech	246	m2	\$180.00	\$44,280.00
5.16.7	Gathering/Foyer	222	m2	\$140.00	\$31,080.00
5.16.8	General Learning area	662	m2	\$180.00	\$119,160.00
5.16.9	Meeting	17	m2	\$180.00	\$3,060.00
5.16.10	Science Experimental	91	m2	\$310.00	\$28,210.00
5.16.11	Science Prep	95	m2	\$310.00	\$29,450.00
5.16.12	Wet Lab	562	m2	\$310.00	\$174,220.00
5.16.13	Services	81	m2	\$180.00	\$14,580.00
5.16.14	Science Prep	95	m2	\$310.00	\$29,450.00
5.16.15	Wet Lab	562	m2	\$310.00	\$174,220.00
5.16.16	Outdoor Dining	122	m2	\$180.00	\$21,960.00
5.16.17	Outdoor Learning	213	m2	\$210.00	\$44,730.00
5.16.18	Other	200	m2	\$180.00	\$36,000.00
5.16.19	Whiteboards (Provisional Sum)	1	Item	\$10,000.00	\$10,000.00
5.17	HYDRAULIC SERVICES				\$681,120.00
5.17.1	Hydraulic Services	3,784	m2	\$180.00	\$681,120.00
5.18	MECHANICAL SERVICES				\$1,006,455.00
5.18.1	Air conditioned space	2,605	m2	\$240.00	\$625,200.00
5.18.2	Non-conditioned space [UCA ,Lift ,Risers]	1,179	m2		EXCL
5.18.3	Cool Room system	1	Item	\$5,000.00	\$5,000.00
5.18.4	Fume cupboard	5	No	\$30,000.00	\$150,000.00
5.18.5	WC Exhaust to external wall	49	m2	\$120.00	\$5,880.00
5.18.6	Kitchen exhaust	1	Item	\$25,000.00	\$25,000.00
5.18.7	E/ O to upgrade to mixed Mixed Mode system	2,605	m2	\$75.00	\$195,375.00
5.19	ELECTRICAL SERVICES				\$1,059,520.00
5.19.1	Electrical services	3,784	m2	\$280.00	\$1,059,520.00
5.20	FIRE SERVICES				\$321,640.00
5.20.1	Fire services	3,784	m2	\$85.00	\$321,640.00
5.21	LIFT SERVICES				\$174,000.00
5.21.1	Lift services - 5 levels	1	Item	\$145,000.00	\$145,000.00
5.21.2	Dumbwaiter 100kg load maximum assumed	1	No	\$29,000.00	\$29,000.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
5.22	EXTERNAL SERVICES				
5.22.1	External Services -See External Works & External Services	1	Item		INCL
5.23	BUILDERS WORK IN CONNECTION WITH SERVICES				\$97,283.00
5.23.1	BICW (3%)	1	Item	\$97,283.00	\$97,283.00
5.24	SPECIAL EQUIPMENT				
5.24.1	Special & Equipment	1	Item		EXCL
5.25	SITE & LANDSCAPING				\$98,060.00
5.25.1	Brick pavers to UCA	547	m2	\$80.00	\$43,760.00
5.25.2	Planter box incl. planting, waterproofing to the box, soil and etc.	181	m	\$300.00	\$54,300.00
5.26	PRELIMINARIES & MARGIN				\$2,333,298.00
5.26.1	Preliminaries & Margin (21%)	1	Item	\$2,333,298.00	\$2,333,298.00
6	\$/m2 - GFA	3,784	m2	\$3,553.00	\$0.00
7	EXTERNAL WORKS & SERVICES				\$1,572,020.00
7.1	DEMOLITION & ALTERATIONS				
7.1.1	Demolition & alterations - See Demolition & Site Preparation above	1	Item		INCL
7.2	SITE PREPARATION				
7.2.1	Site Preparation - See Demolition & Site Preparation above	1	Item		INCL
7.3	EXTERNAL SERVICES				\$313,000.00
7.3.1	External Stormwater Services				\$50,000.00
7.3.1.1	External Stormwater Services including in ground pipe, pits and connection to street ne 100m	1	item	\$50,000.00	\$50,000.00
7.3.1.2	Rainwater reuse	1	item		EXCL
7.3.1.3	OSD Tank [Assumed to utilise existing provisions]	1	Item		EXCL
7.3.2	External Sewer Services				\$85,000.00
7.3.2.1	External Sewer Services including in ground pipe, pits and connection to street ne 100m	1	item	\$50,000.00	\$50,000.00
7.3.2.2	Grease arrestor 2100mm long x 750mm wide x 1600mm deep	1	No	\$35,000.00	\$35,000.00
7.3.3	External Water Supply				\$25,000.00
7.3.3.1	External water services	1	item	\$25,000.00	\$25,000.00
7.3.4	External Gas Supply				\$25,000.00
7.3.4.1	External Gas supply	1	Item	\$25,000.00	\$25,000.00
7.3.5	External Fire Protection				\$60,000.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
7.3.5.1	Fire town water supply	1	Item	\$35,000.00	\$35,000.00
7.3.5.2	Fire sprinkler booster valve assembly	1	Item	\$15,000.00	\$15,000.00
7.3.5.3	Hydrants	1	item	\$10,000.00	\$10,000.00
7.3.6	External Electrical				\$68,000.00
7.3.6.1	Substation	1	Item		EXCL
7.3.6.2	LV Supply	1	item	\$20,000.00	\$20,000.00
7.3.6.3	External electrical services	1	item	\$20,000.00	\$20,000.00
7.3.6.4	External lighting (Assumed 2 light poles for each tennis court)	8	No	\$3,500.00	\$28,000.00
7.4	SITE & LANDSCAPING				\$916,190.00
7.4.1	Tiered Seating				\$341,050.00
7.4.1.1	Foundation to base of new tiered seating	367	m2	\$150.00	\$55,050.00
7.4.1.2	Tiered seating reinforced on fill (measured FOP)	367	m2	\$500.00	\$183,500.00
7.4.1.3	Concrete Stairs 1200mm wide incl. tactile, nosings and Stainless Steel handrails complete (2 No.) to tiered seating	7	mrise	\$6,000.00	\$42,000.00
7.4.1.4	Ramp to tiered seating [Not shown on plans - [based on BVN advice 45m allowed]	45	m2	\$500.00	\$22,500.00
7.4.1.5	Platform Lift to Tiered seating and Civic Area /Public Podium	1	Item	\$38,000.00	\$38,000.00
7.4.2	Ground Floor Tennis Court				\$217,645.00
7.4.2.1	Concrete slab on ground for tennis courts	1,210	m2	\$120.00	\$145,200.00
7.4.2.2	Tennis court surface	1,183	m2	\$60.00	\$70,980.00
7.4.2.3	Linemarking to tennis court	293	m	\$5.00	\$1,465.00
7.4.3	Rooftop Tennis Court				\$63,865.00
7.4.3.1	Tennis court surface	1,040	m2	\$60.00	\$62,400.00
7.4.3.2	Linemarking to tennis court	293	m	\$5.00	\$1,465.00
7.4.4	Paved Area				\$42,720.00
7.4.4.1	Brick paving to public podium area	534	m2	\$80.00	\$42,720.00
7.4.5	Fencing & Gates				\$103,790.00
7.4.5.1	Tennis court fence incl. door - 3600mm high - Ground Floor				\$43,090.00
7.4.5.1.2	Ground Floor Fencing	138	m	\$305.00	\$42,090.00
7.4.5.1.3	Entry Gate to above	2	No	\$500.00	\$1,000.00
7.4.5.2	Tennis court fence incl. door - 4700mm high - Roof Top				\$60,700.00
7.4.5.2.2	Rooftop Fencing	172	m	\$350.00	\$60,200.00
7.4.5.2.3	Entry Gate to above	1	No	\$500.00	\$500.00

COST PLAN No 1

		Quantity	Unit	Rate	Total
7.4.6	Make Good Adjoining				\$69,750.00
7.4.6.1	Making good to public footpath	1	Item	\$7,500.00	\$7,500.00
7.4.6.2	Making good to side passage between coghlan and new building	1	item	\$21,000.00	\$21,000.00
7.4.6.3	Making good to sports field (PS)	1	item	\$6,250.00	\$6,250.00
7.4.6.4	Making good to school public domain	1	Item	\$20,000.00	\$20,000.00
7.4.6.5	Replace external stairs to Coghlan building from Civic space to meet new levels	1	Item	\$15,000.00	\$15,000.00
7.4.7	Soft Landscaping				\$52,300.00
7.4.7.1	New trees in planter boxes to Civic space (Provisional Sum)	1	Item	\$10,000.00	\$10,000.00
7.4.7.2	Planter boxes incl. planting, waterproofing to the box, soil and etc. (Level 3)	141	m	\$300.00	\$42,300.00
7.4.8	Retaining Wall				\$25,070.00
7.4.8.1	Foundation to retaining wall	16	m	\$850.00	\$13,600.00
7.4.8.2	Retaining wall tiered seating	31	m2	\$370.00	\$11,470.00
7.5	FF&E				\$70,000.00
7.5.1	Tennis court equipment	1	item	\$20,000.00	\$20,000.00
7.5.2	Allowance for external signage, street furniture, etc	1	item	\$50,000.00	\$50,000.00
7.6	PRELIMINARIES & MARGIN				\$272,830.00
7.6.1	Preliminaries & Margin (21%)	1	Item	\$272,830.00	\$272,830.00
8	\$/m2 - GFA	5,855	m2	\$269.00	\$0.00
9	CONSTRUCTION CONTINGENCY				\$1,816,930.00
9.1	Allowance for design development allowance (5%)	1	Item	\$908,465.00	\$908,465.00
9.2	Allowance for general construction contingency (5%)	1	Item	\$908,465.00	\$908,465.00
10	ESCALATION				
10.1	Escalation	1	item		EXCL
11	PROFESSIONAL FEES				\$2,180,315.00
11.1	Professional fees (12%)	1	Item	\$2,180,315.00	\$2,180,315.00
12	AUTHORITY FEES AND CONTRIBUTIONS				\$454,233.00
12.1	Statutory fees (2.5%)	1	Item	\$454,233.00	\$454,233.00
13	IDENTIFIED RISK ITEMS				\$2,277,534.00
13.1	BASEMENT CAR PARK OPTION 3				\$1,795,476.00
13.1.1	Disposal of excavated material VENM	7,283.49	t	\$190.00	\$1,383,863.10
13.1.2	Underpinning / temp support to roads	1	item	\$100,000.00	\$100,000.00

COST PLAN No 1

1	Quantity	Unit	Rate	Total
13.1.3 Preliminaries & Margin (21%)	1	Item	\$311,612.00	\$311,612.00
13.2 BUILDING				\$188,633.00
13.2.1 Waterproofing to planter areas lvl 1-2	349	m2	\$35.00	\$12,215.00
13.2.2 Drainage to planter uca areas	349	m2	\$60.00	\$20,940.00
13.2.3 Allowance for feature wall finishes	1	item	\$100,000.00	\$100,000.00
13.2.4 Perimeter bracing to open ended metal pan acoustic suspended ceilings	379	m	\$60.00	\$22,740.00
13.2.5 Preliminaries & Margin (21%)	1	Item	\$32,738.00	\$32,738.00
13.3 EXTERNAL WORKS & SERVICES				\$293,425.00
13.3.1 Sewer pump station	1	No	\$60,000.00	\$60,000.00
13.3.2 Dilution pit 1500mm long x 750mm wide x 1600mm high	1	No	\$25,000.00	\$25,000.00
13.3.3 Potable water supply dual pump system	1	No	\$55,000.00	\$55,000.00
13.3.4 Rainwater harvest system filtration and disinfection system	1	No		EXCL
13.3.5 OSD Tank	1	No	\$55,000.00	\$55,000.00
13.3.6 Gas fuelled hot water generation plant with flues to external wall 2600mm long x 1000mm wide x 2400mm high [Provisional]	1	No	\$47,500.00	\$47,500.00
13.3.7 Preliminaries & Margin (21%)	1	Item	\$50,925.00	\$50,925.00
13.4 Staging	1	Item		EXCL
13.5 Temporary Accommodation	1	Item		EXCL
			Subtotal	\$24,898,300.00
			Adjustment	\$0.00
			Total	\$24,898,300.00

APPENDIX B

ARCHITECTURAL CONCEPT PLAN



ST PATRICK'S COLLEGE
SEARS - ARCHITECTURE DRAWINGS : DESIGN REPORT_REV A

DOCUMENT CONTROL

ISSUE	DATE	FOR
A	20/11/2019	SEARS APPLICATION
B		

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1.0 SITE CONTEXT

1.0 SITE CONTEXT



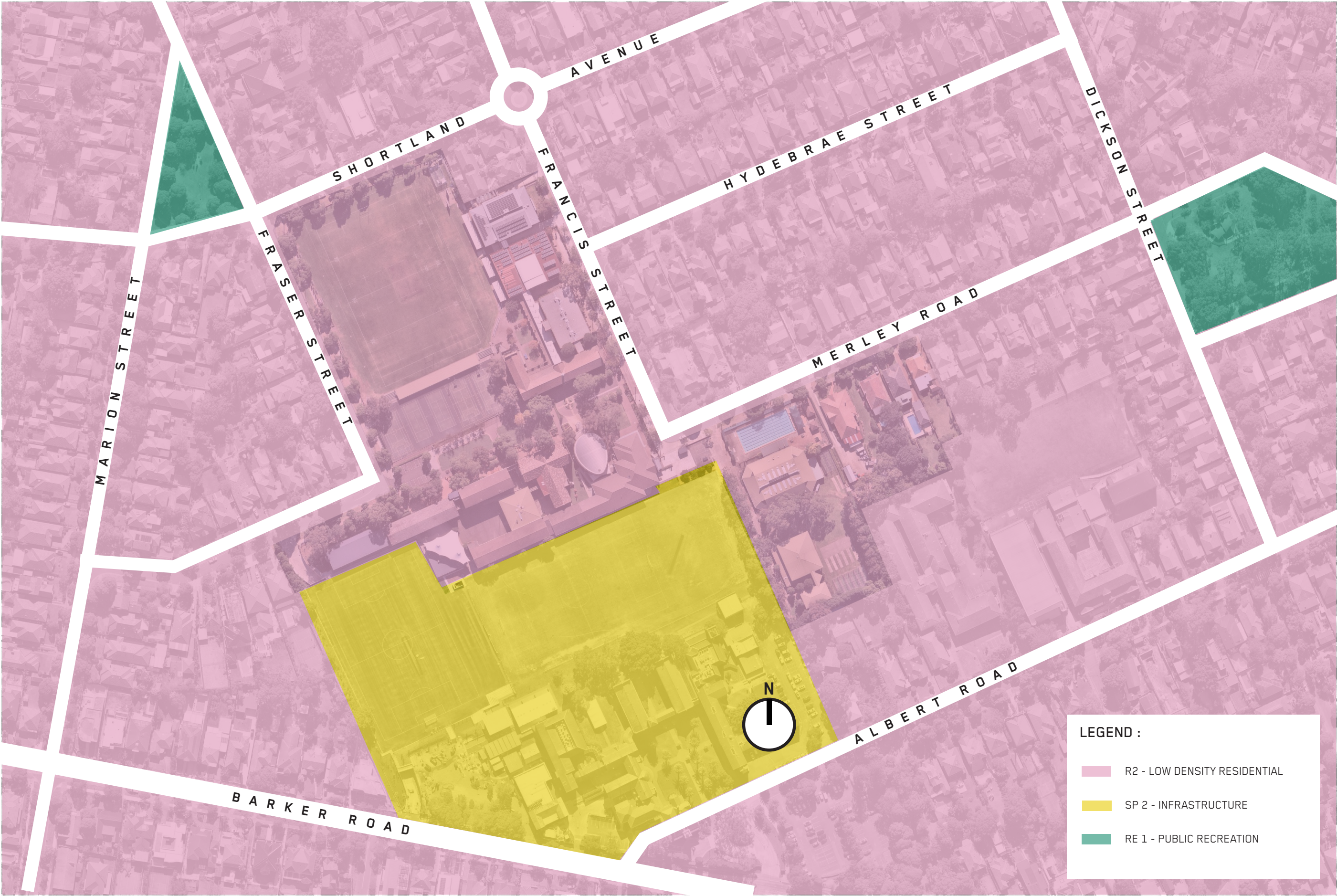
1.1 EXISTING BUILDINGS AND USES

LEGEND :

- 1.CRICHTON
- TAS BUILDING
- 2.HODDA
- SCIENCE BUILDING
- 3.MCGLADE DYNES
- LIBRARY, DIVERSE LEARNING, SCIENCE AND HSIE
- 4.COGLAN (HERITAGE SIGNIFICANCE)
- HALL, YEAR 12 ROOMS, HSIE, COMPUTER ROOM AND OFFICES
- 5.WESTCOURT
- JUNIOR GENERAL LEARNING AREA
- 6.MARKWELL
- JUNIOR GENERAL LEARNING AREA
- 7.HANRAHAN
- STAFF
- RELIGION, ENGLISH
- 8.HICKEY
- ADMIN
- ENGLISH
- 9.CHAPEL
- 10.POWELL
- PAVILION
- 11.RAYMER
- DRAMA, MATHS, RE, ENGLISH AND LANGUAGE
- 12.HEALEY
- STAFF
- CANTEEN
- 13.MACKILLOP
- GENERAL LEARNING AREA
- ICT
- PDHPE
- LECTURE THEATRE
- 14.DEAN
- PDHPE
- 15.DUFFEY
- MUSIC AND DRAMA
- 16.WATERFORD
- RESIDENCE



1.2 LEP ZONING



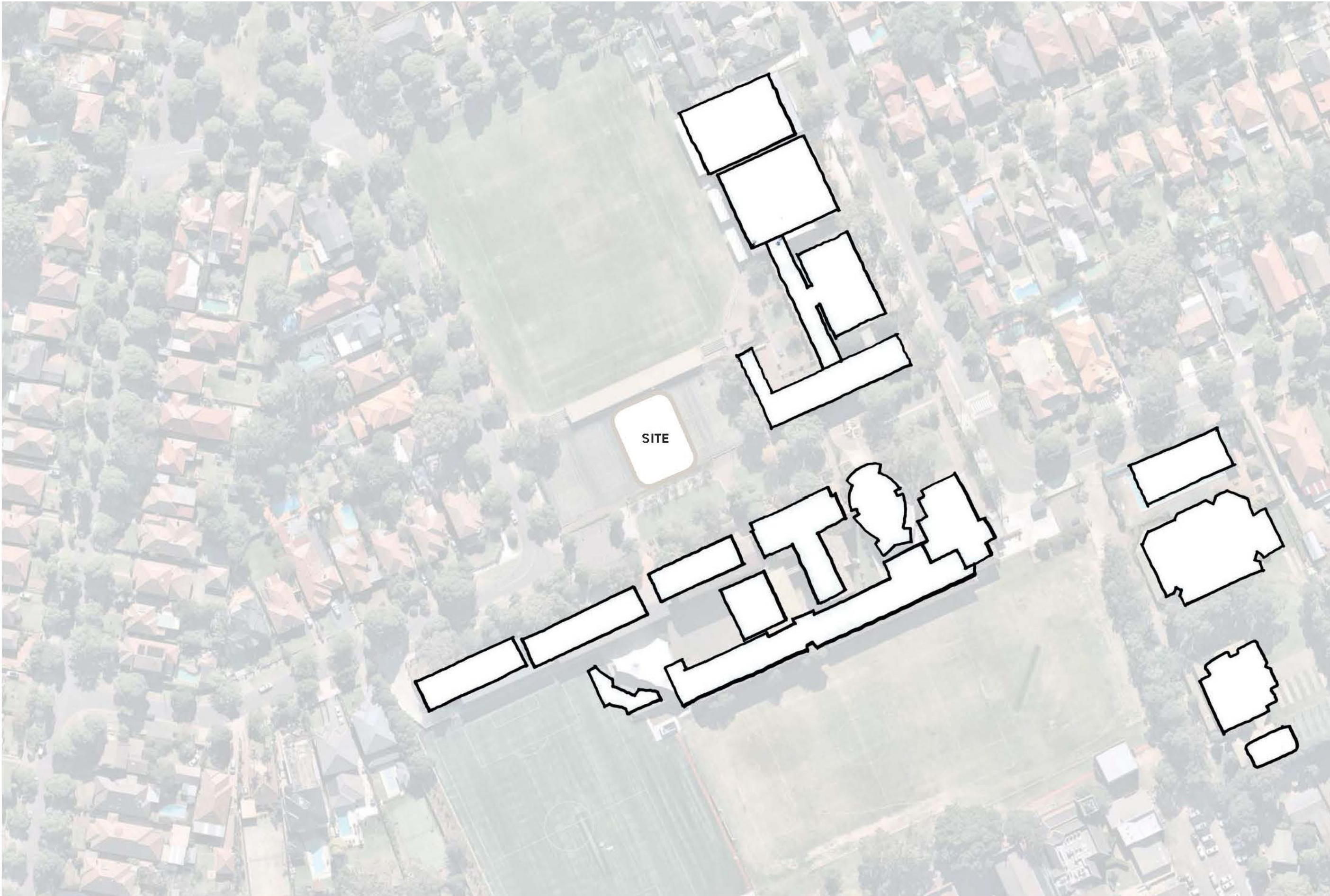
1.3 LEP BUILDING HEIGHT



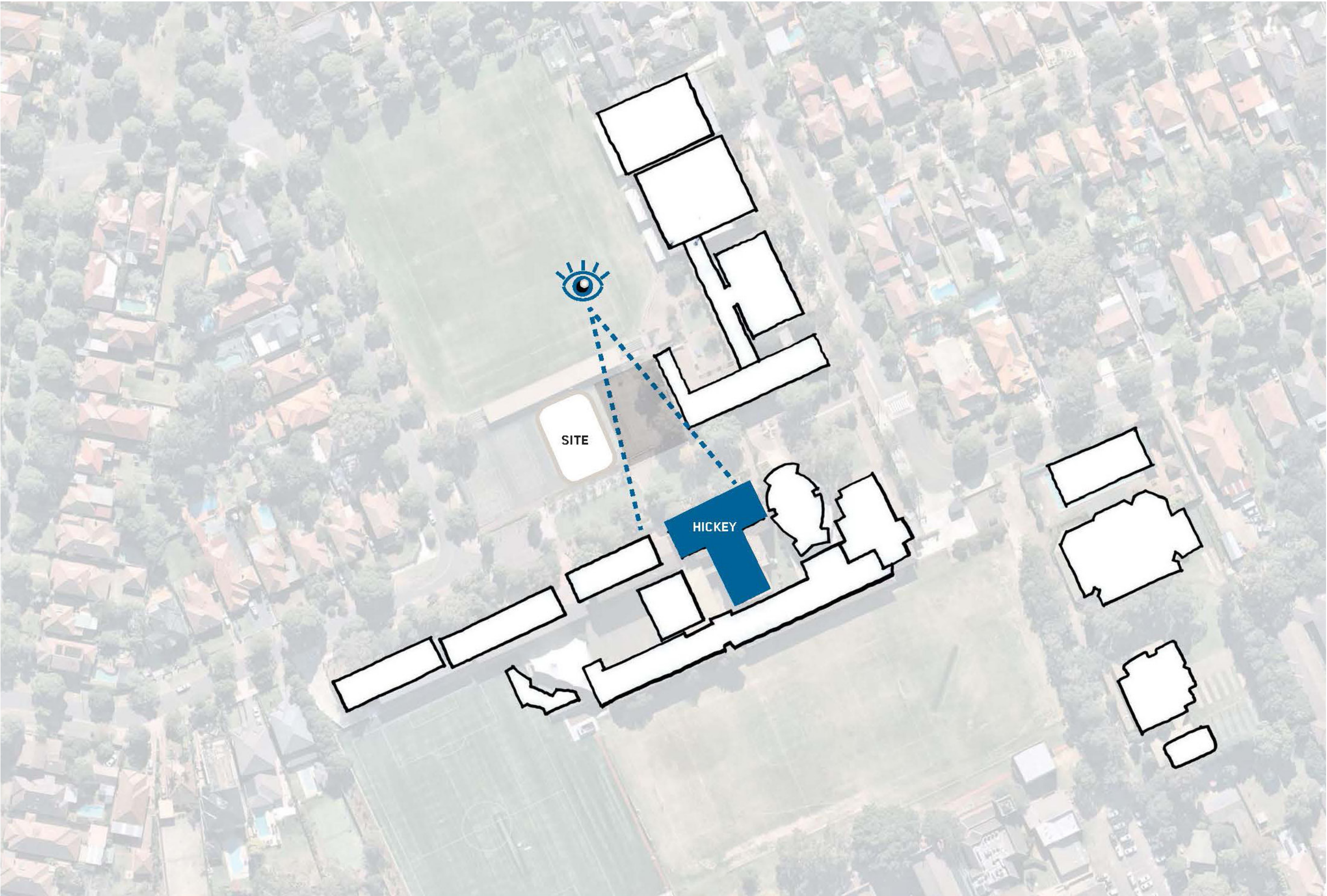


2.0 SCHEMATIC DESIGN DEVELOPMENT

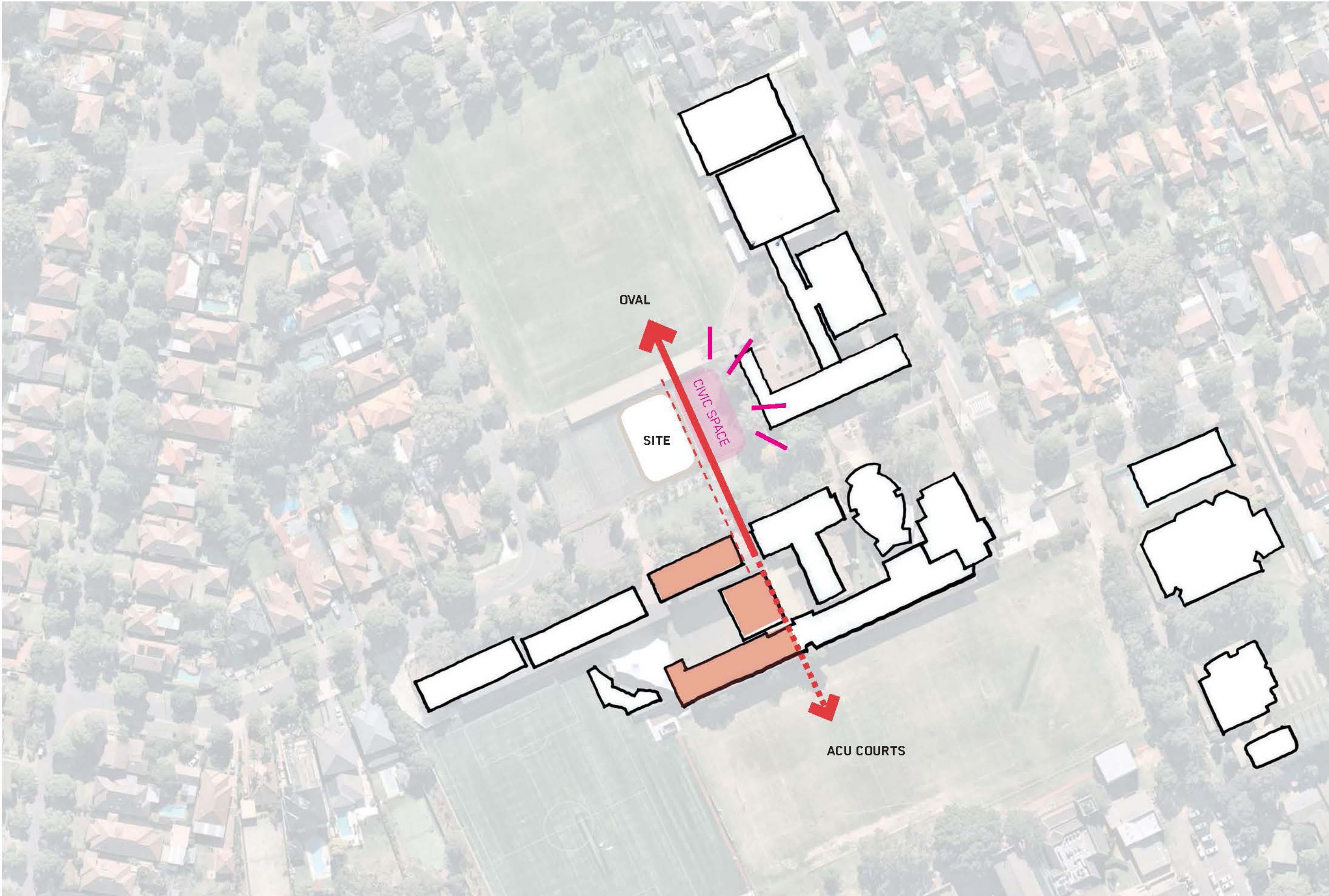
2.0 MASTERPLAN OPPORTUNITY
PROPOSED SITE



2.0 MASTERPLAN OPPORTUNITY
SIGHTLINES TO HICKEY BUILDING

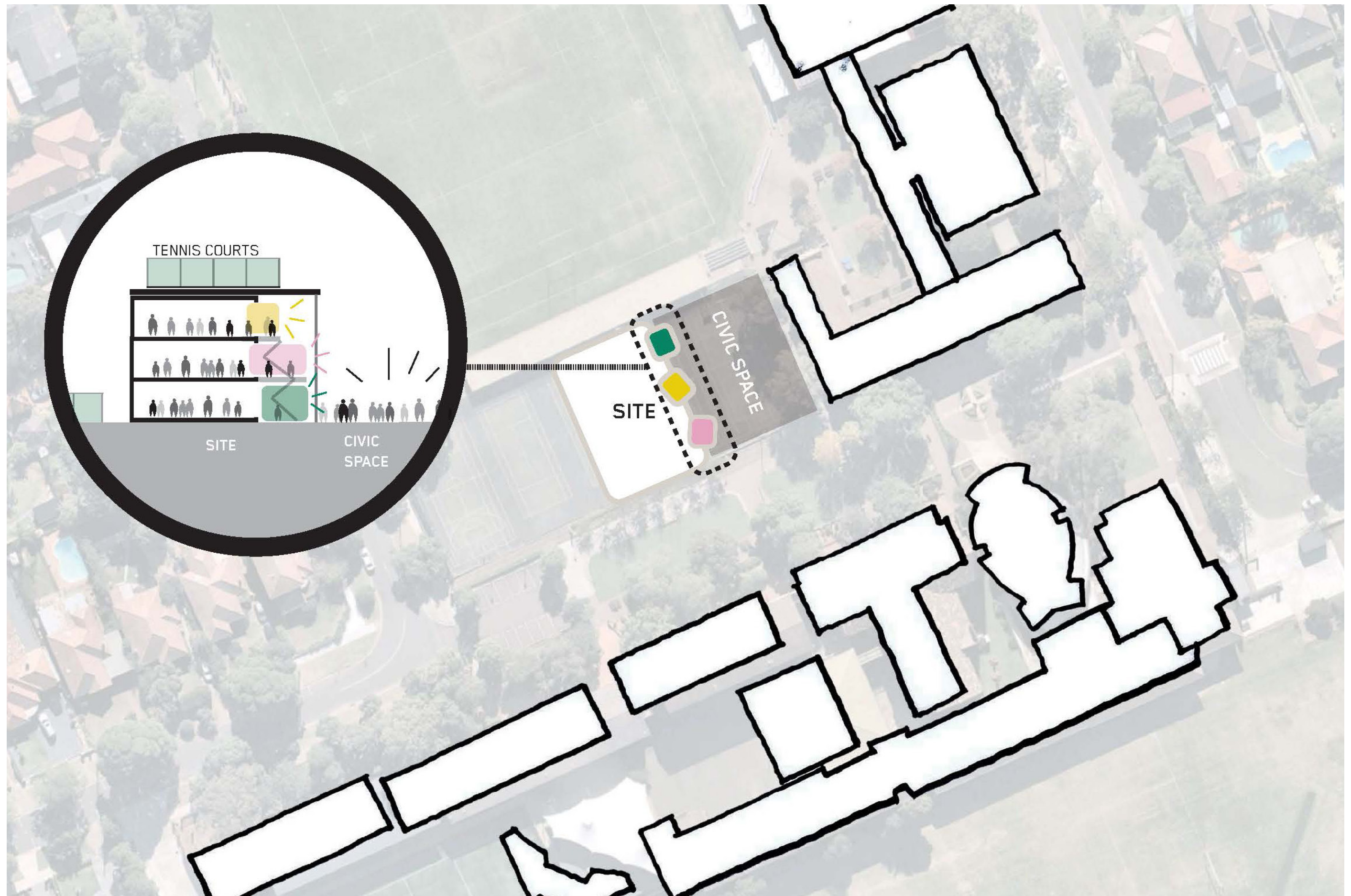


2.0 MASTERPLAN OPPORTUNITY
WIDENING OF CIVIC SPACE WITH BUILDING ALIGNMENT ALONG THE NORTH-SOUTH AXIS

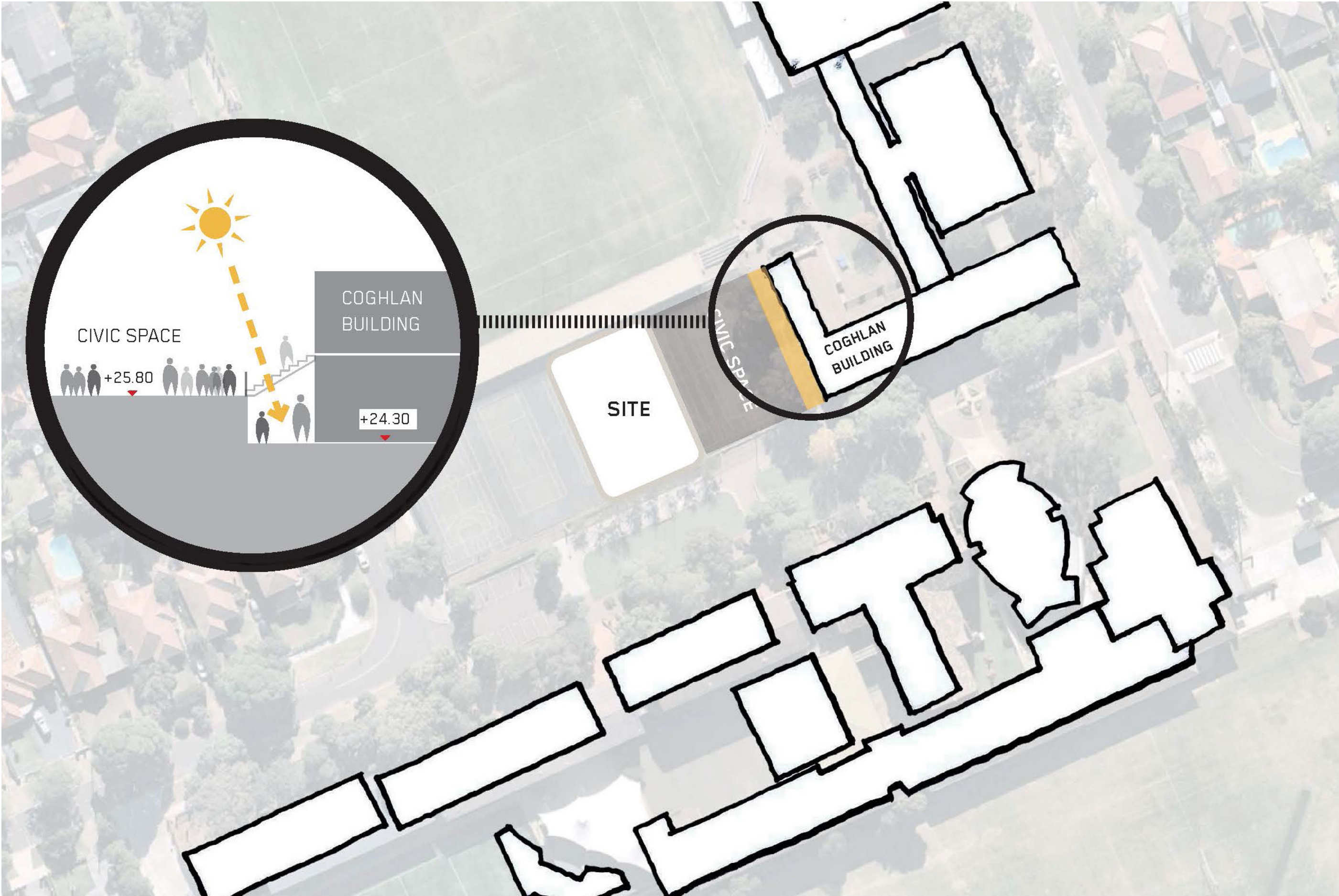


2.0 MASTERPLAN OPPORTUNITY

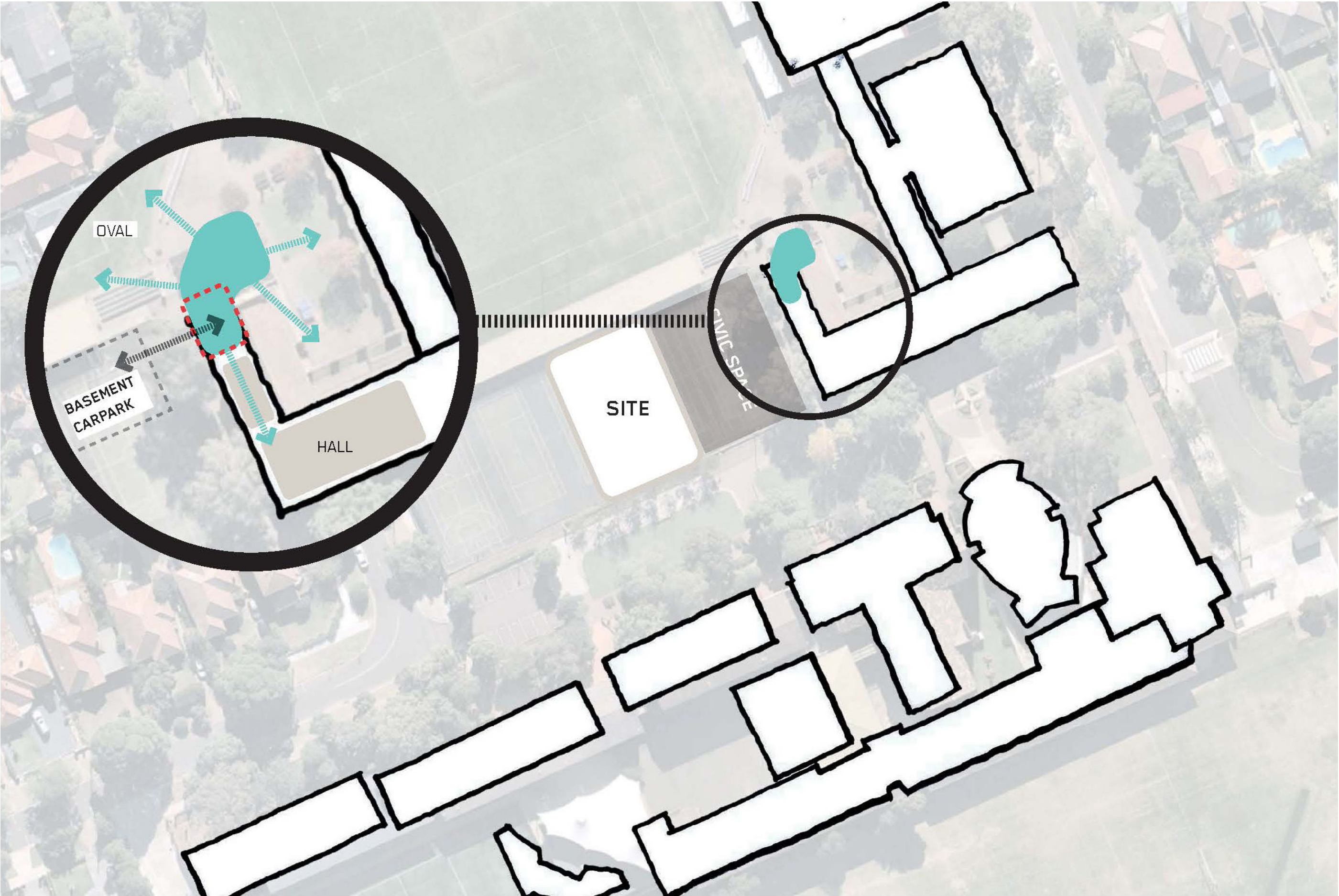
'POP OUT' ELEMENTS INTERACTING WITH CIVIC SPACE



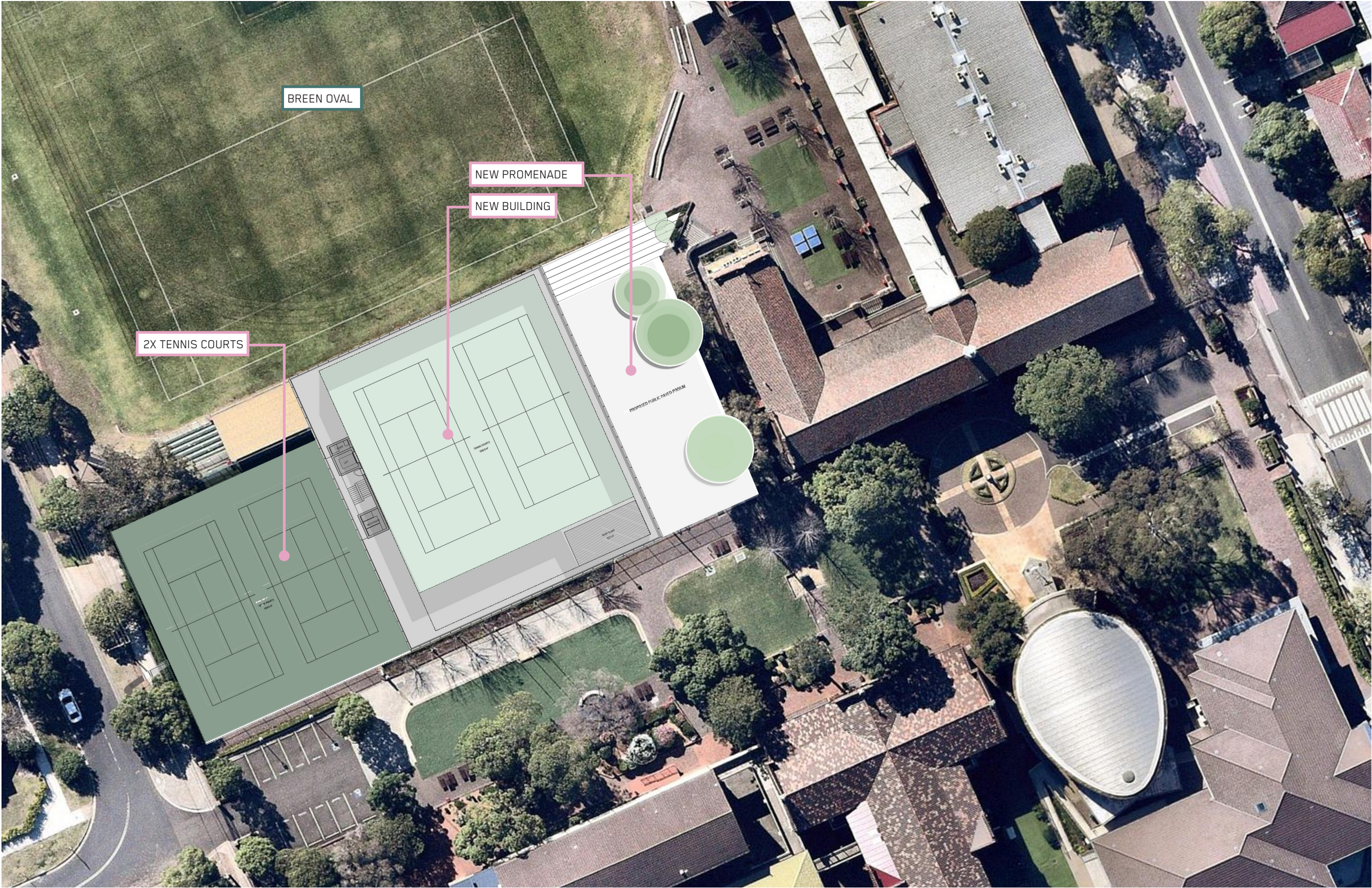
2.0 MASTERPLAN OPPORTUNITY
CONSIDERATION TO THE EXISTING LOWER LEVEL OF COGHLAN BUILDING



2.0 MASTERPLAN OPPORTUNITY
STRATEGIC LOCATION FOR THE WELLNESS CENTER



2.1 SITE PLAN
N.T.S



2.2 GROUND FLOOR PLAN
1:200 @ A3

LEGEND :

- 1

CANTEEN

- CANTEEN SERVERY

- DRY AND COLD STORAGE

- PREPARATION
- 2

FOYER / INTERNAL GATHERING AREA
- 3

EXTERNAL GATHERING AREA
- 4

FOOD TECHNOLOGY

- COMMERCIAL KITCHEN 1X

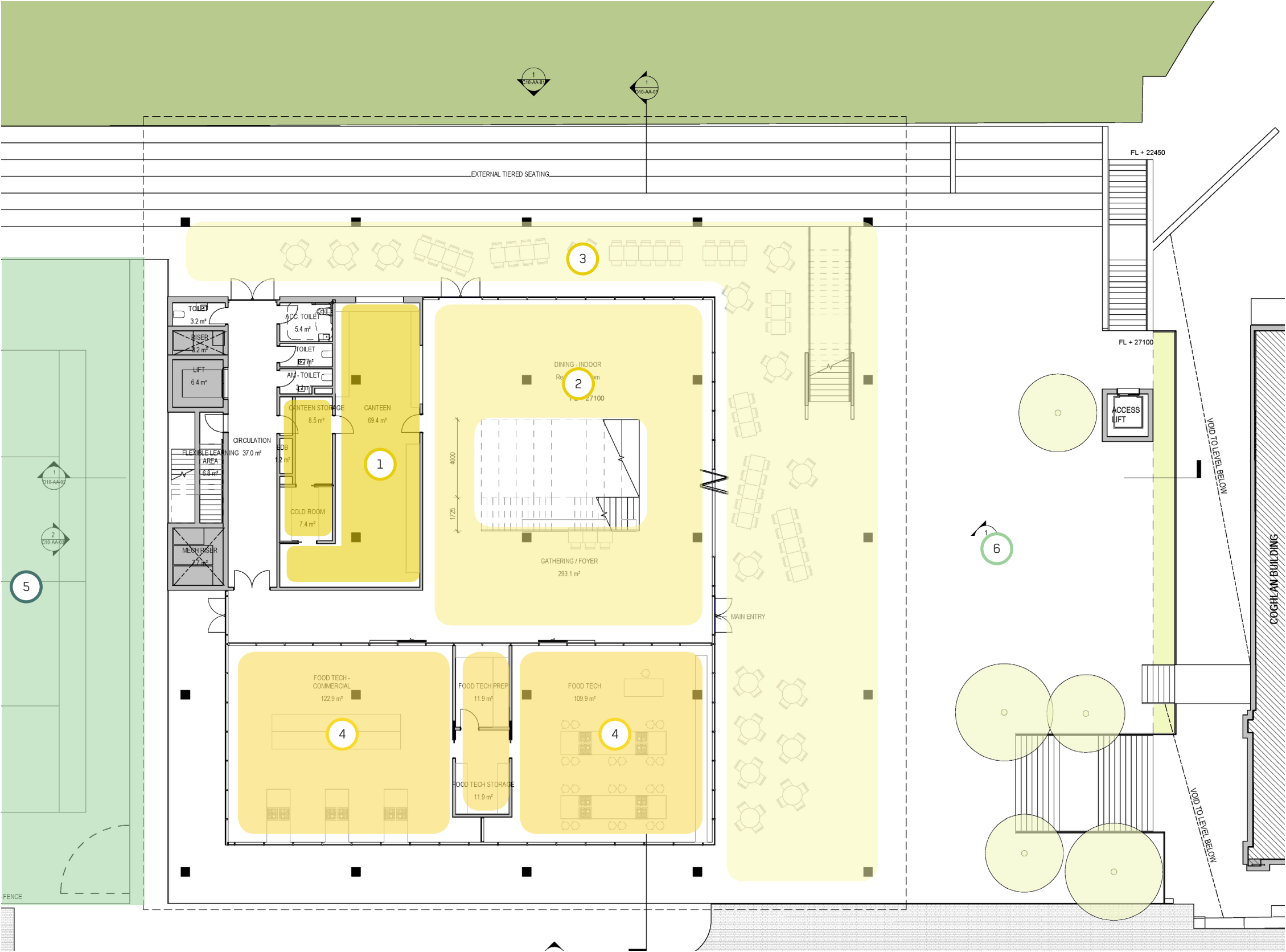
- DOMESTIC KITCHEN 1X

- FOOD TECHNOLOGY PREP

- FOOD TECHNOLOGY STORAGE
- 5

TENNIS COURTS 2X
- 6

CIVIC SPACE



2.3 FIRST FLOOR PLAN
1:200 @ A3

LEGEND :

- 7

SCIENCE LABS AND SERVICES

- WET LABS 3X

- SCIENCE PREPARATION ROOM

- SCIENCE EXPERIMENTAL ROOM

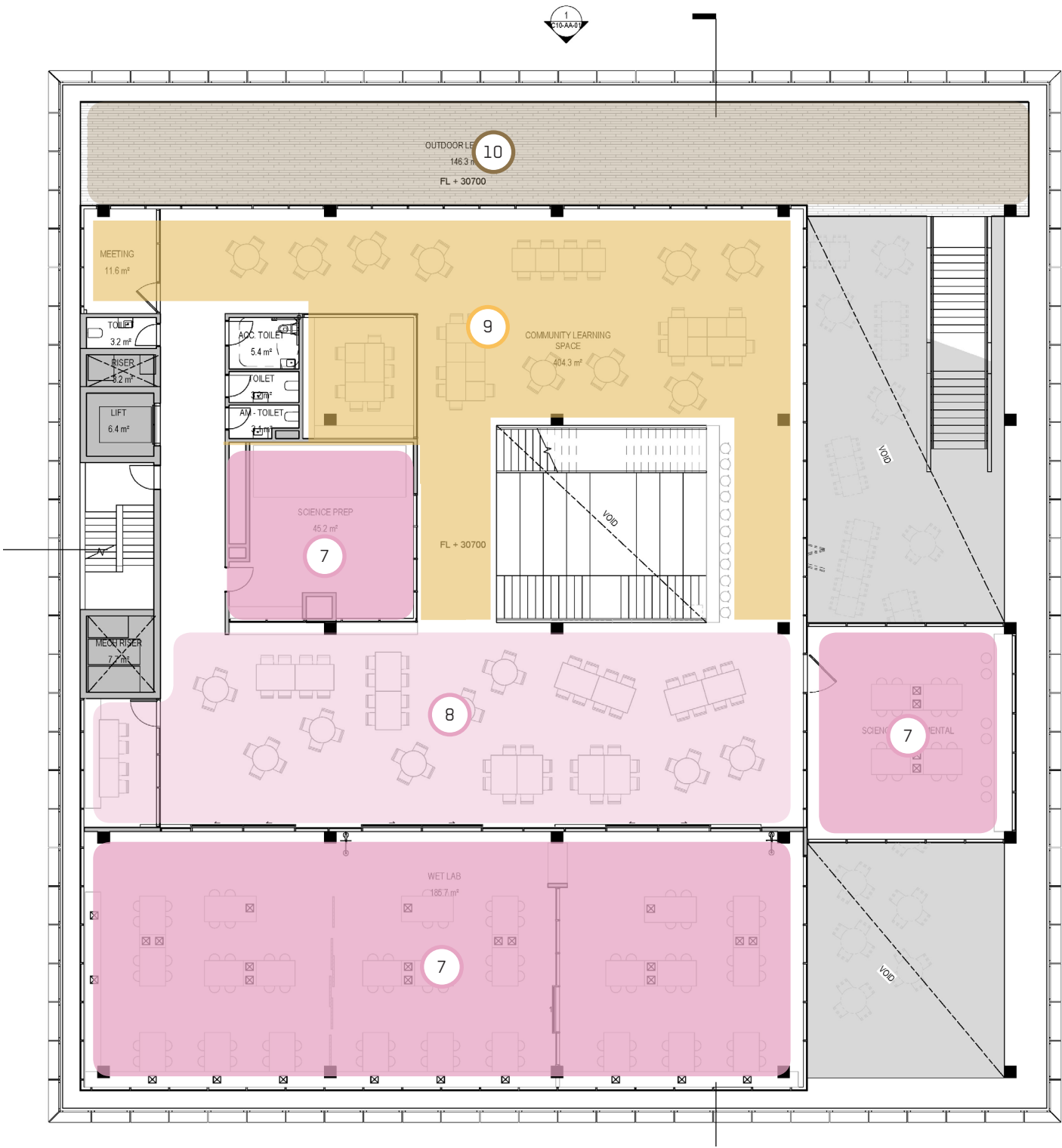
- FUME CUPBOARDS
- 8

SCIENCE WRITE UP SPACE
- 9

COMMUNITY LEARNING SPACES
- 10

OUTDOOR VERANDA / LEARNING

20



2.4 SECOND FLOOR PLAN
1:200 @ A3

LEGEND :

- 7

SCIENCE LABS AND SERVICES

- WET LABS 3X

- SCIENCE PREPARATION ROOM

- SCIENCE EXPERIMENTAL ROOM

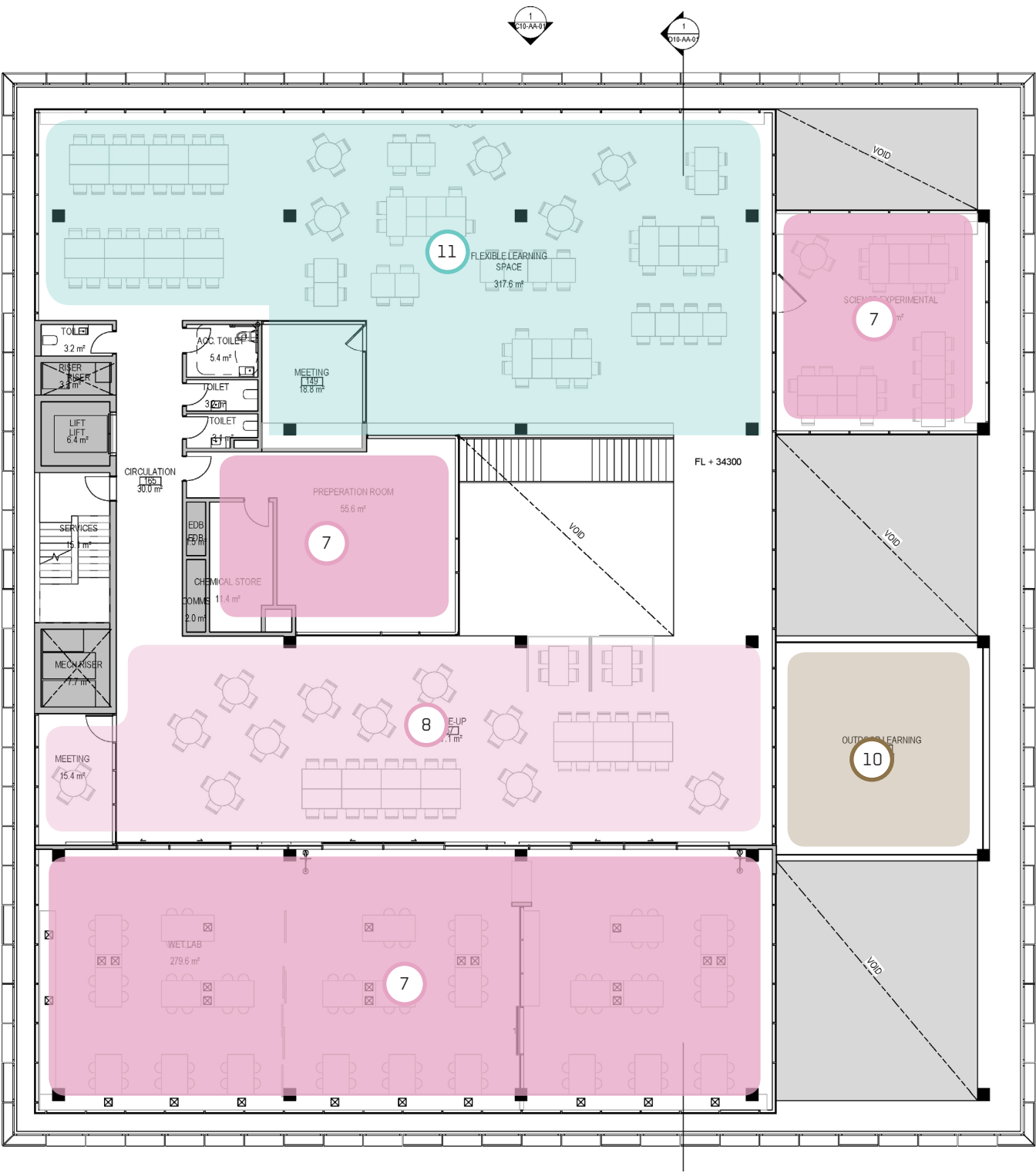
- CHEMICAL STORE

- FUME CUPBOARDS
- 8

SCIENCE WRITE UP SPACE
- 10

OUTDOOR VERANDA / LEARNING
- 11

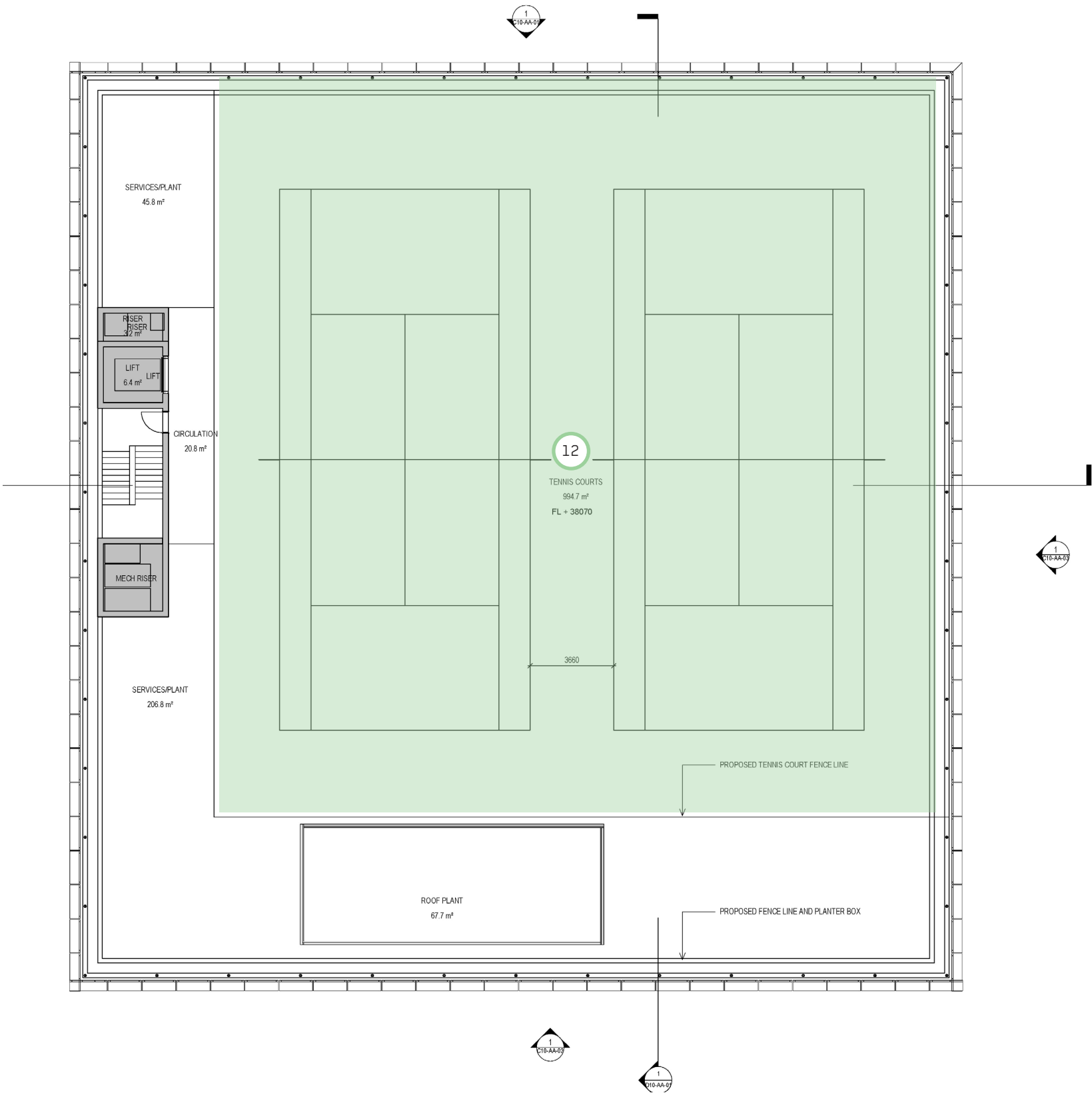
FLEXIBLE LEARNING SPACES



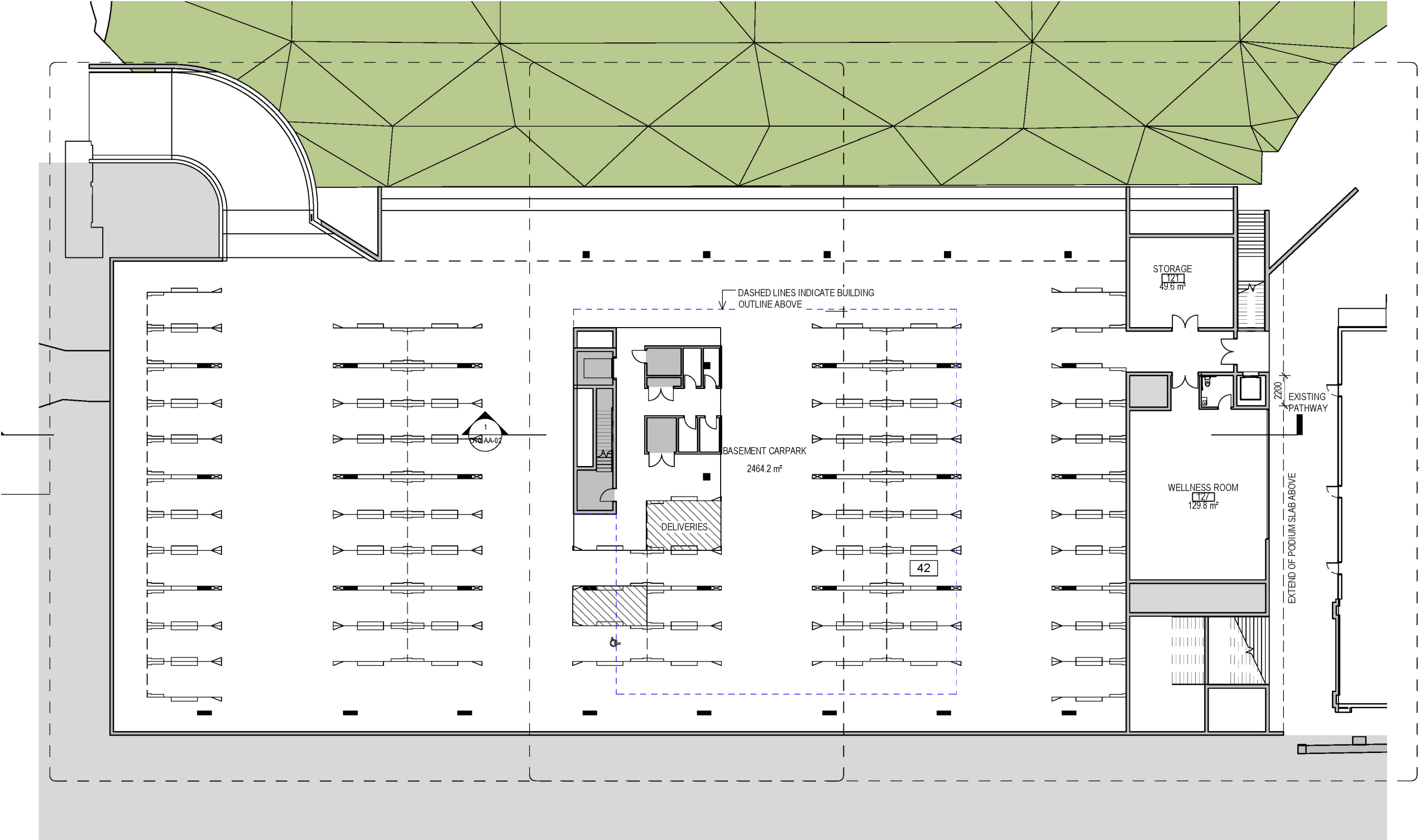
2.5 THIRD FLOOR PLAN
1:200 @ A3

LEGEND :

12 TENNIS COURTS

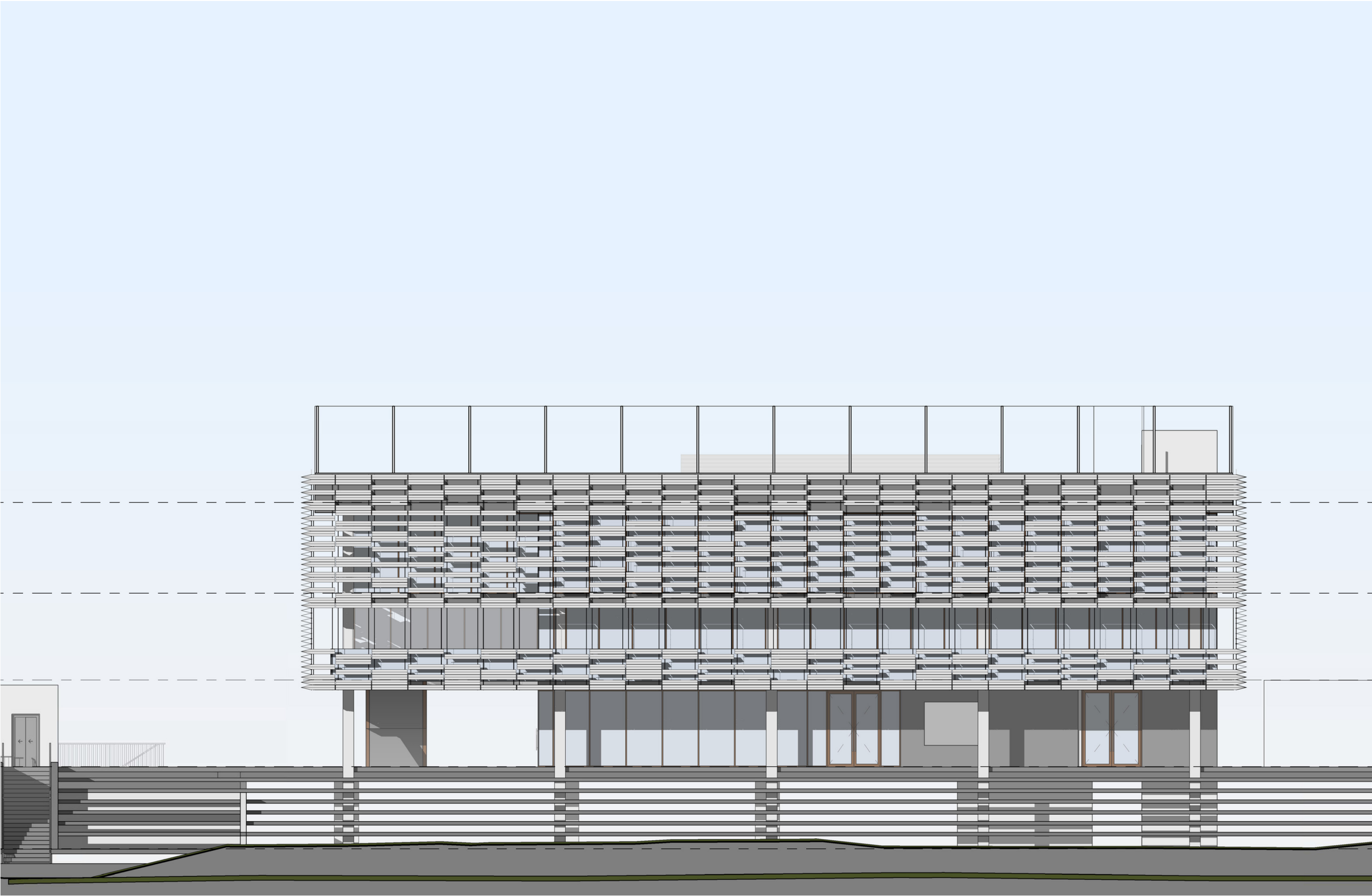


2.6 BASEMENT FLOOR PLAN
N.T.S

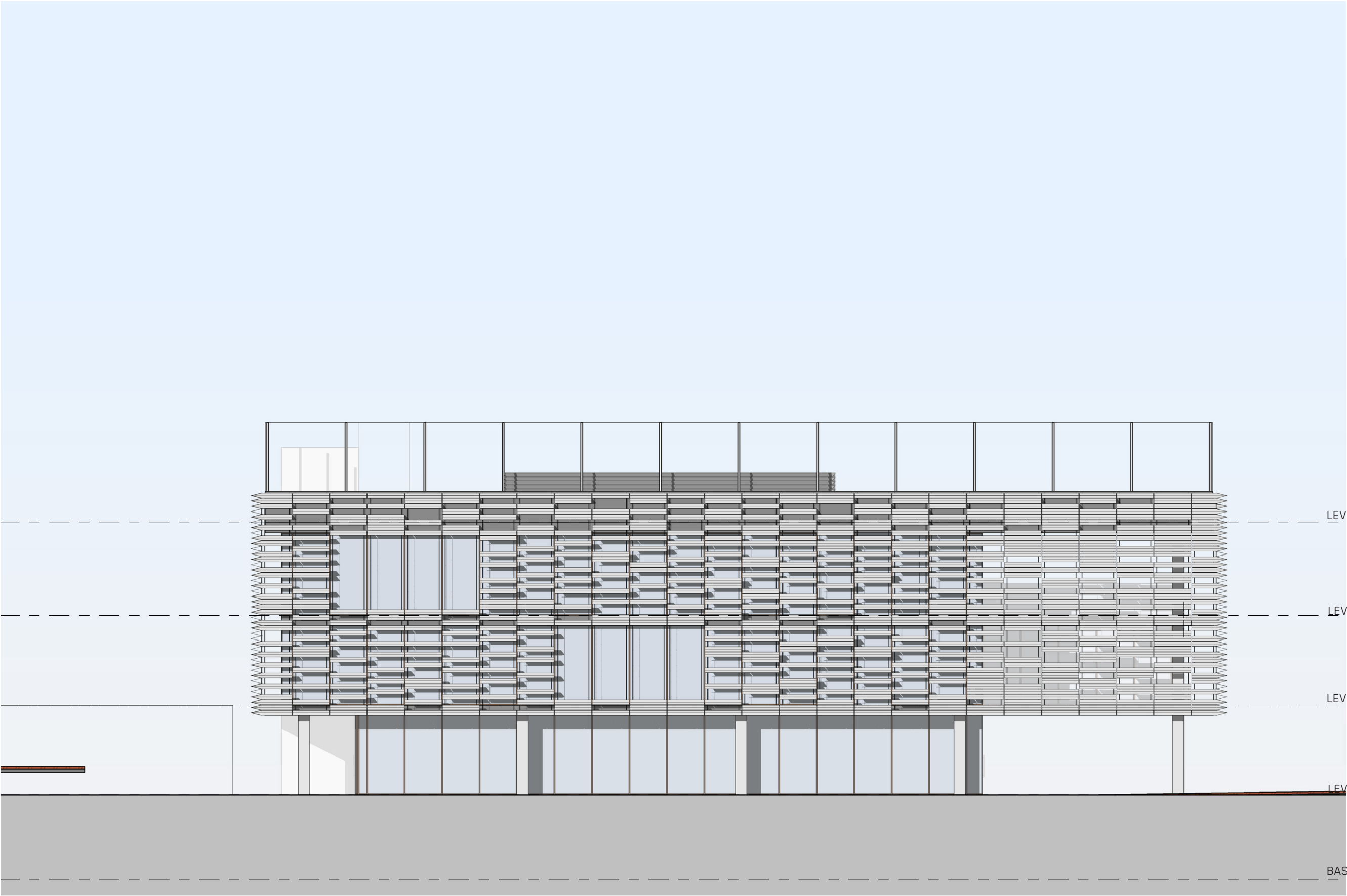


2.7 NORTH ELEVATION
1:200 @ A3

24

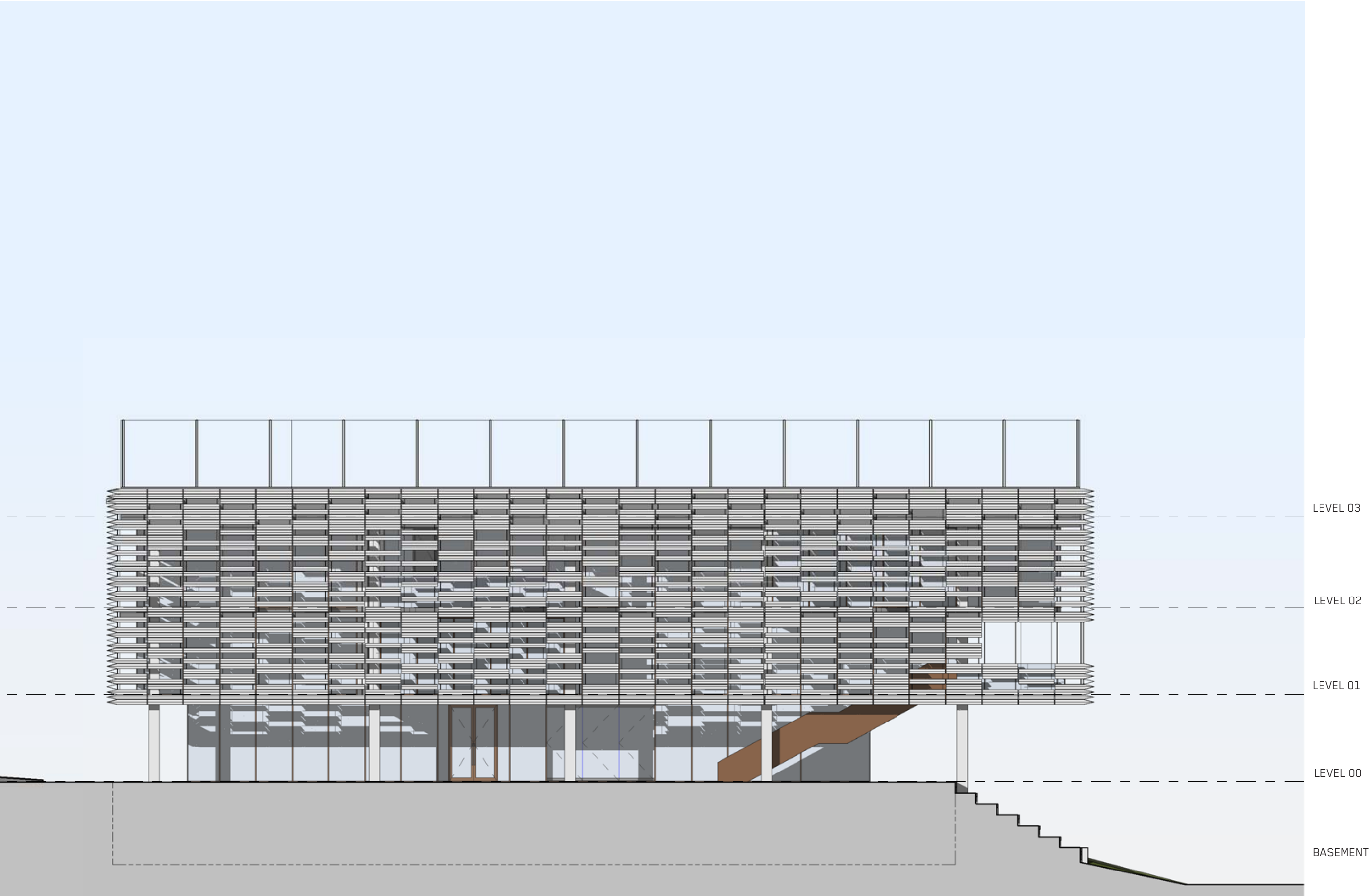


2.8 SOUTH ELEVATION
1:200 @ A3

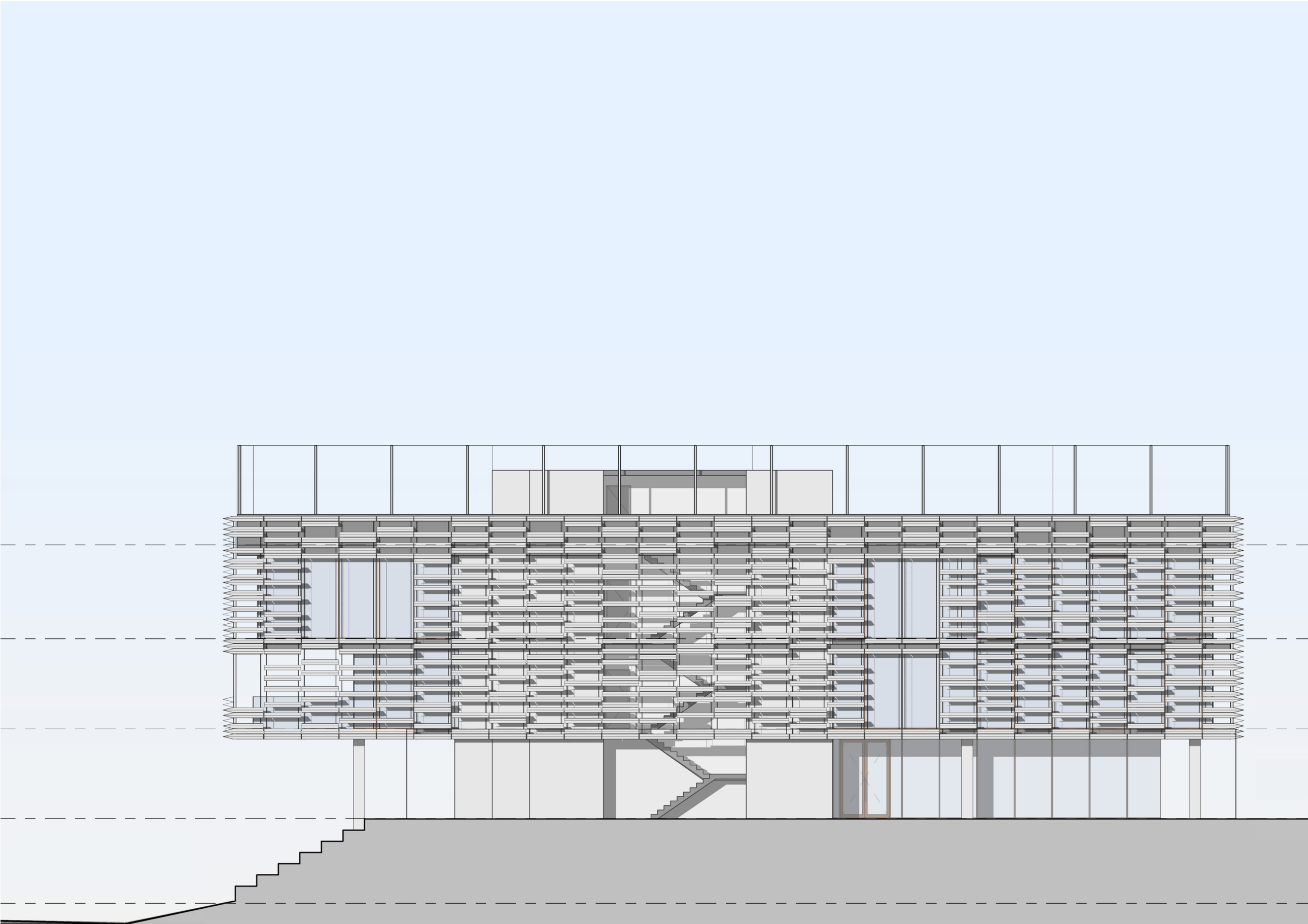


2.9 EAST ELEVATION
1:200 @ A3

26

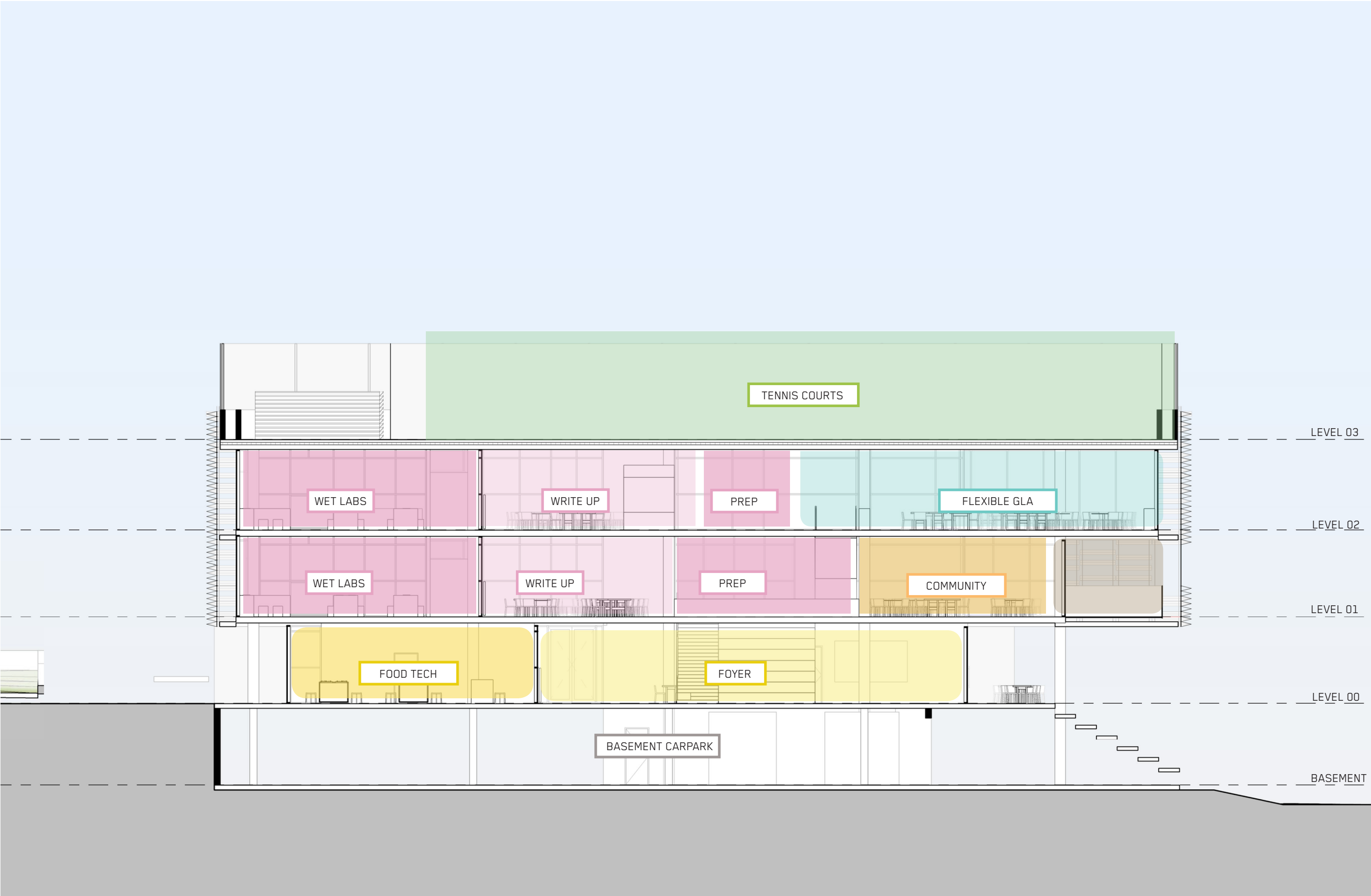


2.10 WEST ELEVATION
1:200 @ A3

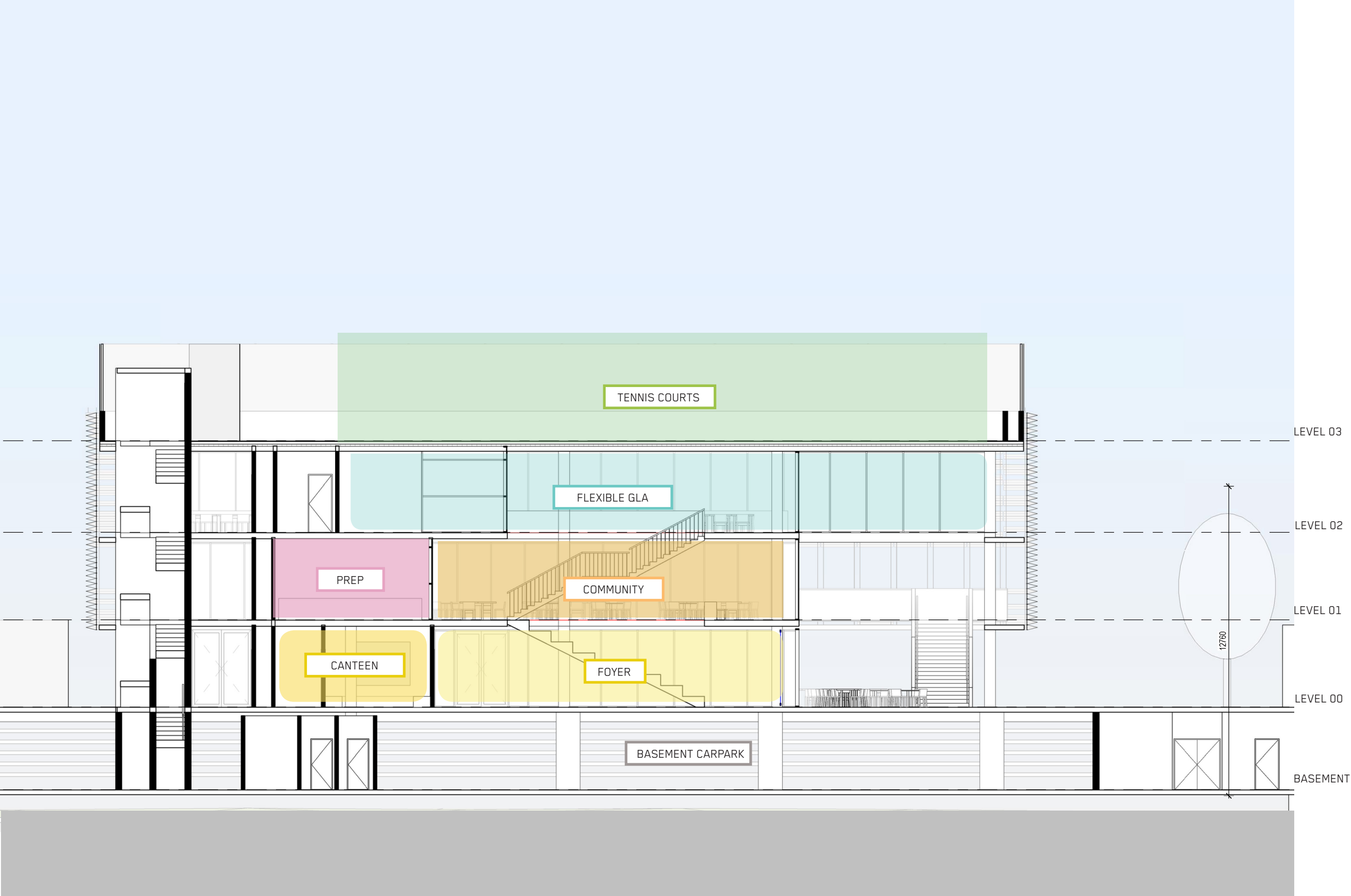


2.11 SECTION 1
1:200 @ A3

28



2.12 SECTION 2
1:200 @ A3



3D ARTIST IMPRESSION
PROPOSED BUILDING



